

Naseby Close, Fairfax Road, Swiss Cottage

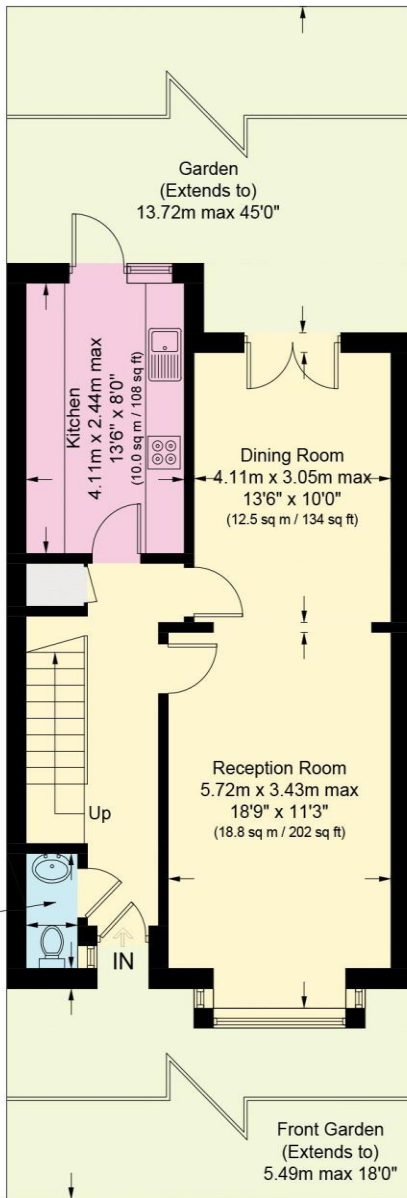


- 3 storey mid terraced 4 bedroom 2 bathroom (1 en-suite) family house in this private road called Naseby Close
- Hampstead Heath, Primrose Hill and Regents Park are within easy reach
- Rear garden and own garage located in the close
- Well located off Fairfax Road ideal for Finchley Road and Swiss Cottage transport links
- The house offers lots of attractive features including double glazed windows
- Freehold. EPC: D. Council Tax Band: G. Viewing via Sole agents Rose & Co Estates

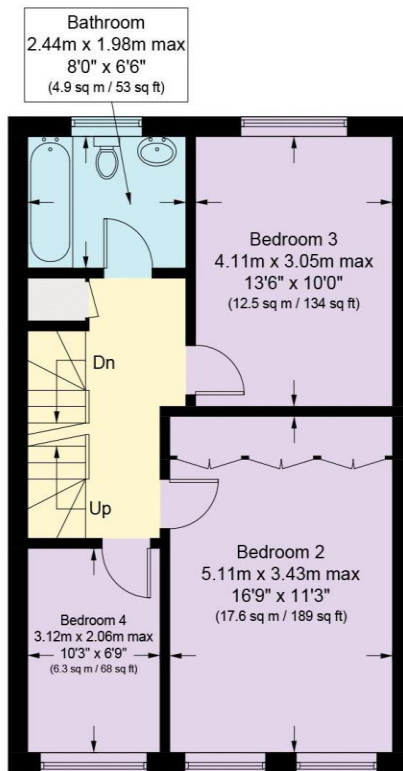


Asking Price £2,000,000 Subject to contract

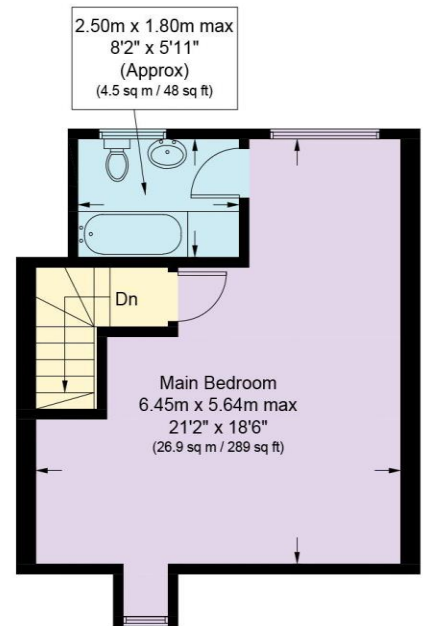
Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft



Ground Floor = 575 sq ft / 53.4 sq m



First Floor = 50.7 sq ft / 545 sq m



Second Floor = 35.0 sq ft / 377 sq m

Energy performance certificate (EPC)

8 Naseby Close LONDON NW6 4EY	Energy rating	Valid until:	1 July 2034
	D	Certificate number:	7020-0530-0051-2006-0423

Property type	Mid-terrace house
Total floor area	140 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		