

Greencroft Gardens South Hampstead NW6



- Stunning semi detached 6 bedroom family house mid way between Priory Road and Fairhazel Gardens
- Regent's Park, Hampstead Heath and Primrose Hill are close by
- 2 large interconnected receptions. Excellent fitted kitchen. Cellar. Fabulous staircase
- Well located for transport links & amenities of Finchley Road and Swiss Cottage. Easy access to West Hampstead
- Exceptional features including original fireplaces, floor tiles, ceiling mouldings and stained glass windows.
- Top floor has 3 bedrooms, bathroom and kitchen



Asking Price £4,000,000 Subject to Contract

Greencroft Gardens NW6 3

Approximate Gross Internal Area 348.5 m² ... 3751 ft² (Excluding Cellar)

Cellar Gross Internal Floor Area = 271 Sq.ft.

Approximate Gross Internal Area = 374 sq. m. / 4022 sq.ft. (Including Cellar)



Energy performance certificate (EPC)

79 Greencroft Gardens
LONDON
NW6 3LJ

Energy rating

E

Valid until: **18 July 2033**

Certificate number: **5403-6547-3002-0093-0902**

Property type

Semi-detached house

Total floor area

344 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 current energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor