

Priory Terrace, West Hampstead NW6



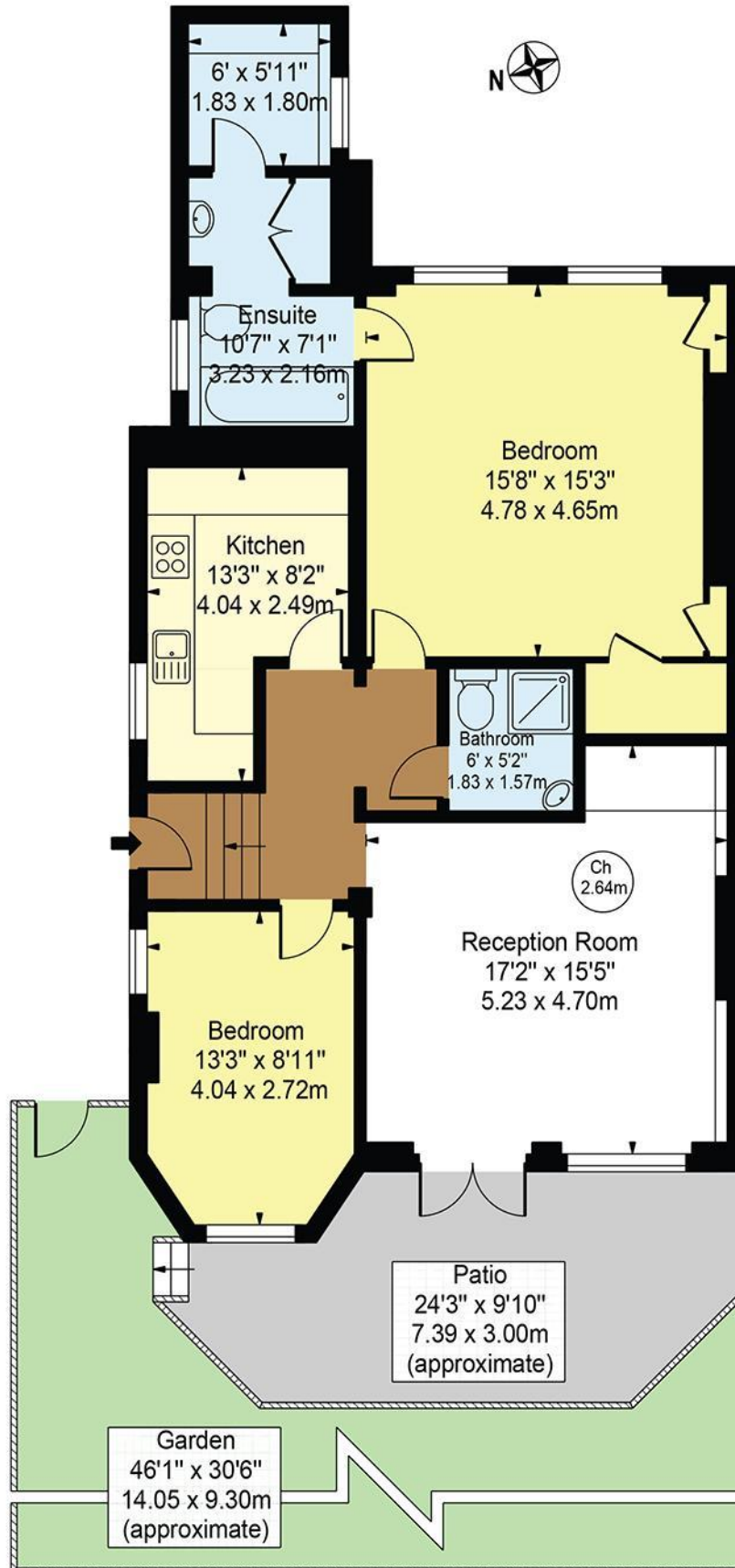
- Exceptional garden flat 2 bedrooms 2 bathrooms (1 ensuite) in this white stucco fronted house on Priory Terrace
- Reception and separate dining area with wood flooring. Fitted kitchen. Double bedroom with en-suite bathroom
- EPC:D. Council Tax E. Leasehold 189 years from 25 12 1992
- Close to West Hampstead and Kilburn Park stations. The O2 Centre and the many amenities on West End Lane
- Double doors leading to beautiful rear garden with paved patio, steps to lawn, shed and side access
- Viewing via Sole agent Rose & Co Estates 020 7372 8488



Asking Price £800,000 Subject to Contract

Priory Terrace

Approx. Gross Internal Area 972 Sq Ft - 90.30 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy performance certificate (EPC)

27a Priory Terrace LONDON NW6 4DG	Energy rating D	Valid until: 29 May 2035
		Certificate number: 0258-0200-0005-8101-5800

Property type	Basement flat
Total floor area	83 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	63 D	
39-54	E		
21-38	F		
1-20	G		