

Greencroft Gardens, South Hampstead, London



Rose & Co Estates

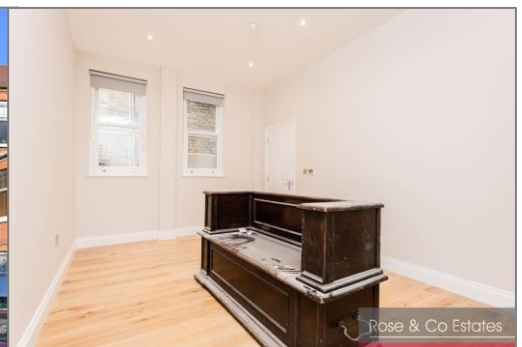
- Ground floor 1 bedroom flat in this NEW Development in this double fronted period converted house on Greencroft Gardens
- Superb reception with high ceilings and wood flooring good size windows offering plenty of light
- Good size bedroom and luxury bathroom with bath and shower cubicle
- New 999 year lease. Share of freehold will be included as part of the purchase once all flats are sold
- Located near the junction of Fairhazel Gardens with Finchley Road and West Hampstead stations short distance away
- Luxury fitted open plan kitchen with modern appliances opening to reception
- Access to the side of the property. Storage cupboard housing washing machine
- Viewing via sole agents Rose and Co Estates 0207 372 8488



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Asking Price £595,000 Subject to Contract

Exterior

Hallway

2 storage cupboards. One housing washing machine.
Wood flooring and double glazed sash window.

Reception 19' 8" x 11' 10" (6.00m x 3.60m)

Wood flooring. h windows Open plan fitted kitchen.

Open plan Kitchen 11' 10" x 6' 7" (3.60m x 2m)

Fitted wall and base units with Inset sink in to work top. Built in dishwasher and washer dryer. Fridge freezer and oven hob (induction) extractor hood. Tiled splash back. Wood flooring.

Bedroom 13' 9" x 10' 6" (4.20m x 3.20m)

High ceilings. Double glazed sash windows to side.
Wood flooring.

Bathroom/Shower WC 9' 2" x 6' 7" (2.80m x 2.00m)

Panelled bath, separate shower cubicle. Low flush WC and wash basin. Tiled floor and walls.

MONEY LAUNDERING REGULATIONS 2003

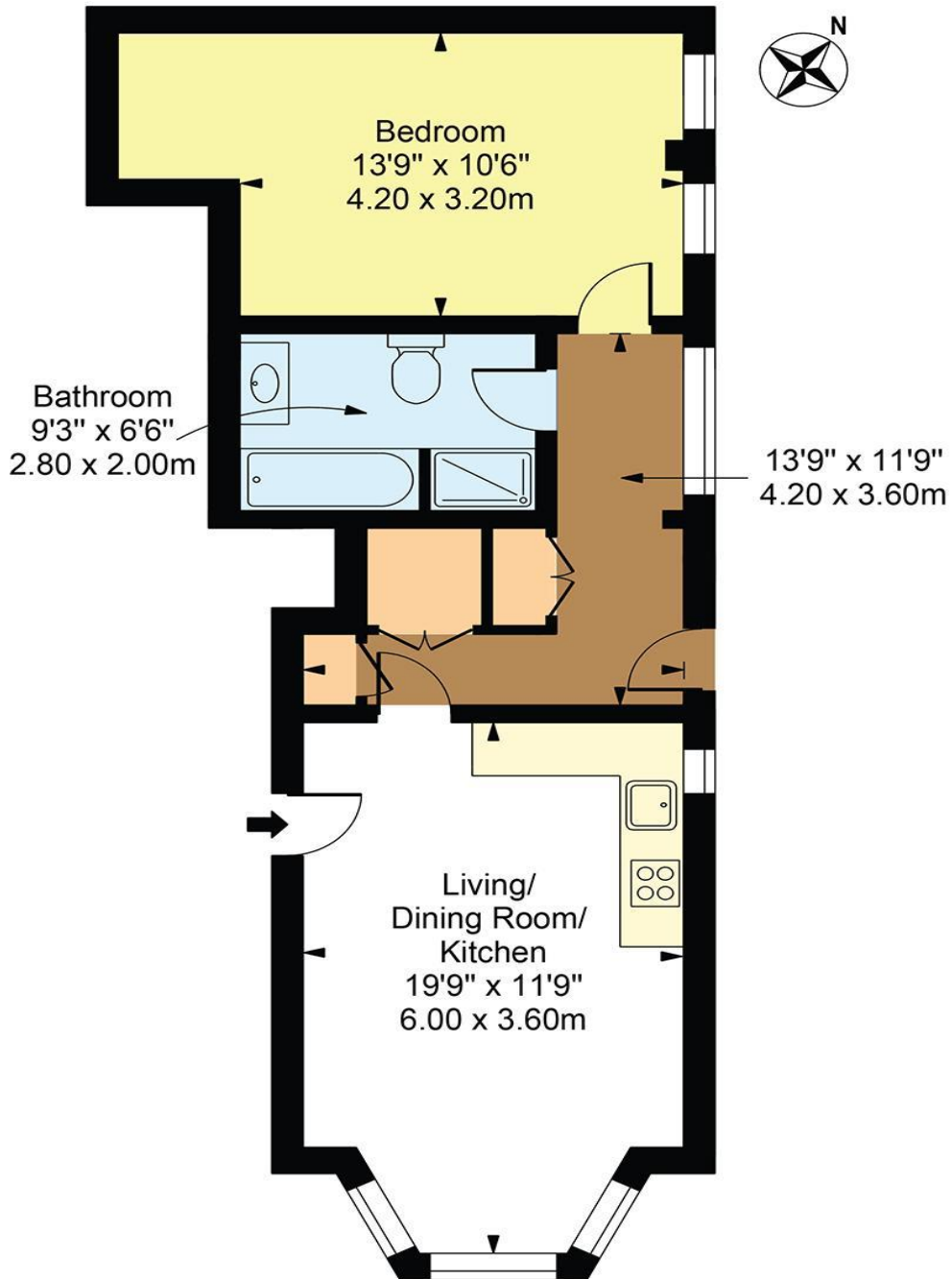
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Greencroft Gardens, NW6

Approx. Gross Internal Area 596 Sq Ft - 55.37 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)

80, Greencroft Gardens
LONDON
NW6 3JQ

Energy rating

D

Valid until 3 April 2024

Certificate number

0326-2817-7949-9804-0285

Property type

Semi-detached house

Total floor area

430 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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