

Maygrove Road West Hampstead ,NW6



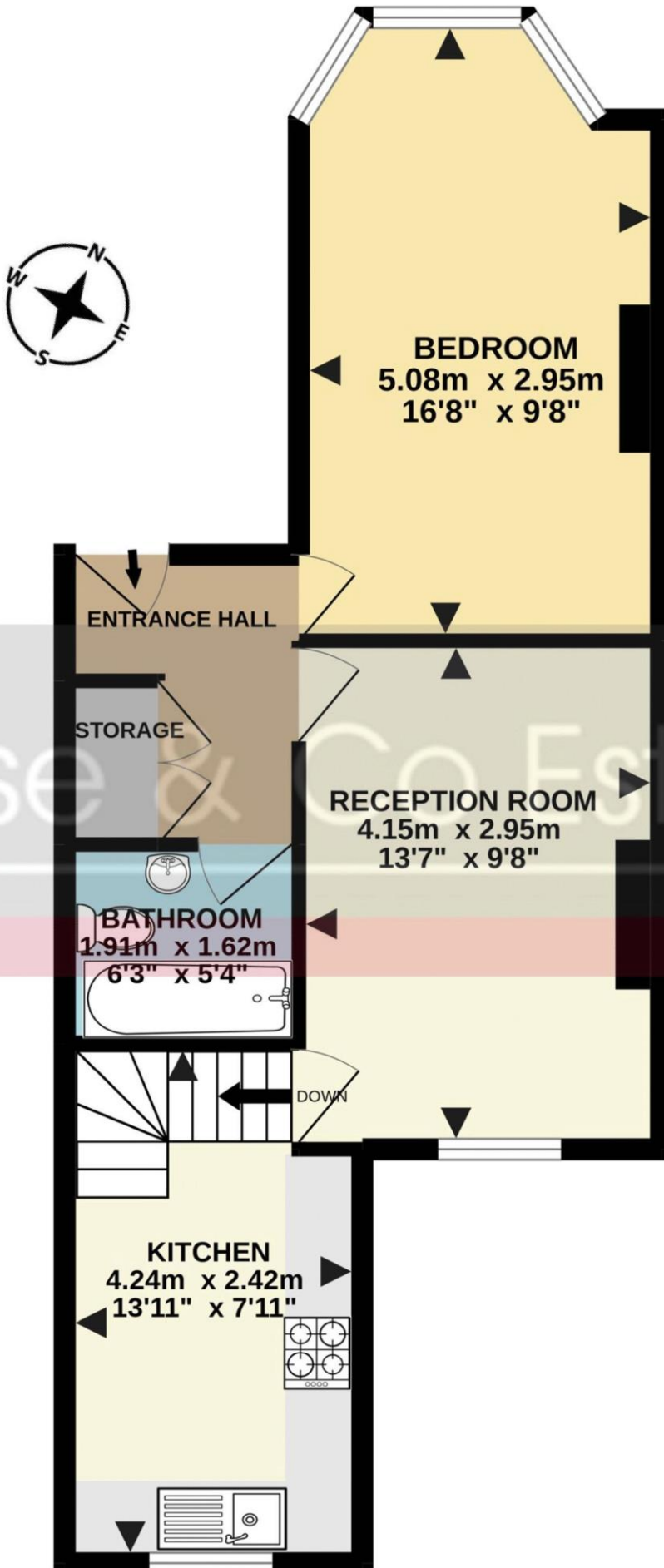
- Raised ground floor, 1 double bedroom flat on Maygrove Road
- Moments from shops, cafes and restaurants on West End Lane and Kilburn High Road. As well as the weekly farmers market
- EPC:C. Council Tax:C. Lease 125 Years from 25/03/1996. "Statutory lease extension option of further 90 years TBA"
- Close to Underground, Overground and Thameslink stations offering fast access to Central London
- Good size reception with high ceilings, separate fitted kitchen. Requires modernisation
- Some images have been virtually staged to demonstrate the potential of the space. Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £330,000 Subject to Contract

Maygrove Road, NW6

RAISED GROUND FLOOR
43.2 sq.m. (464 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

Energy performance certificate (EPC)

Raised Ground Floor
44 Maygrove Road
LONDON
NW6 2EB

Energy rating

C

Valid until: **3 July 2029**

Certificate number: **2238-6035-6206-5601-6944**

Property type

Mid-floor flat

Total floor area

44 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 C. It has the potential to be C.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		