

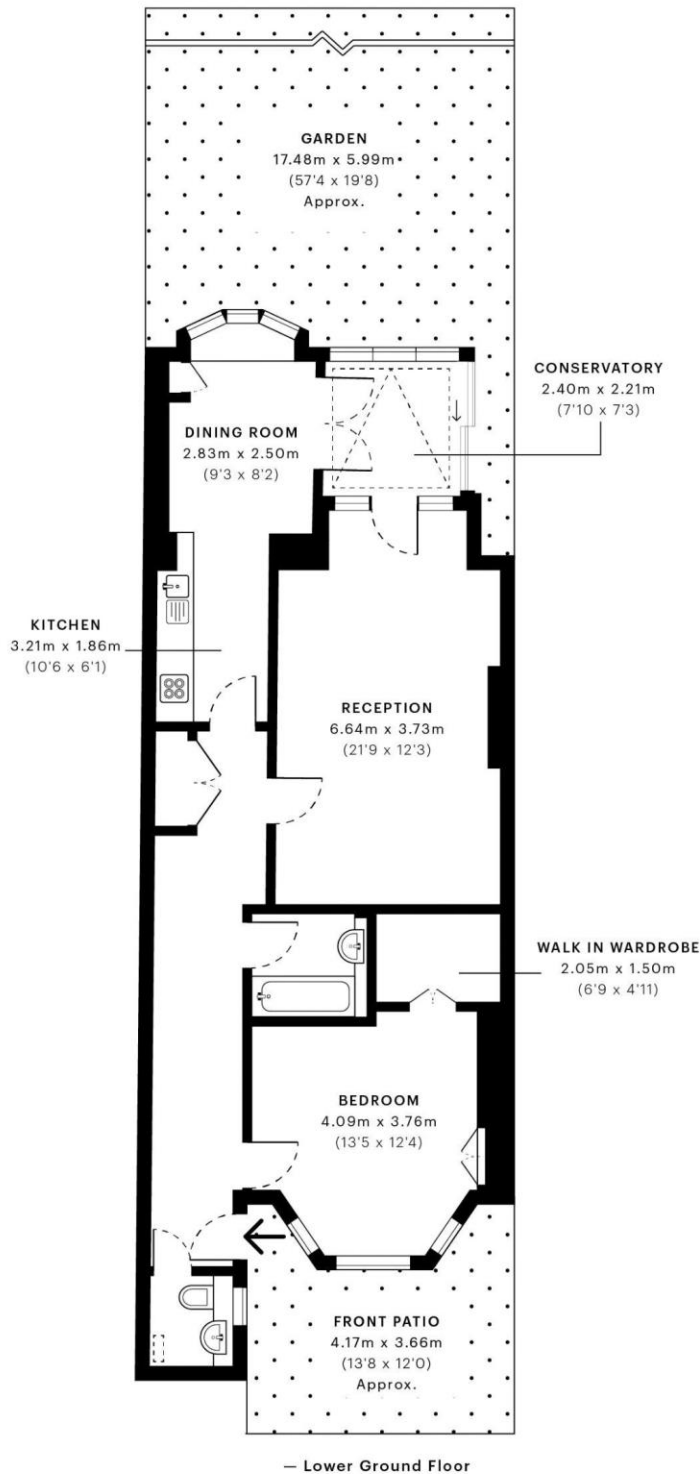
Goldhurst Terrace, South Hampstead London



- Spacious 1 bedroom flat on the upper part of Goldhurst Terrace
- Private entrance and private south facing rear garden
- EPC:D. Council Tax: D. Share of Freehold, Lease 999 years from 09/09/1971
- Ideal for Finchley Road & Swiss Cottage underground and South Hampstead overground stations
- Double bedroom with walk in wardrobe. Kitchen breakfast room and good size reception with doors to conservatory and garden
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £625,000 Subject to Contract



GROSS INTERNAL AREA (GIA)
The footprint of the property
82.16 sqm / 884.36 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
76.73 sqm / 825.91 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.14 sqm / 1.51 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 82.24 sqm / 885.22 sqft
IPMS 3C RESIDENTIAL 78.47 sqm / 844.64 sqft

SPEC ID 615dd29d966e350dc790ba4a

Energy performance certificate (EPC)

Basement Flat 25 Goldhurst Terrace LONDON NW6 3HB	Energy rating D	Valid until: 6 September 2031
		Certificate number: 2020-4818-7090-6504-6021

Property type

Basement flat

Total floor area

64 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.](#)