

Compayne Gardens South Hampstead, NW6



- Fantastic opportunity to purchase a 3 bedroom flat occupying the entire 1st floor of this period house
- Easy access to Finchley Road and West Hampstead's Underground, Overground and Thameslink stations
- EPC: C. Council Tax: Band G. Share of freehold. Lease 13 February 1995 to 25 December 2971
- On the highly sought after Compayne Gardens close to the junction with Canfield Gardens
- Excellent reception with high ceiling and bay window. Separate fitted kitchen
- Viewing via joint sole agent Rose & Co Estates 020 7372 8488



Asking Price £1,100,000 Subject to Contract



First Floor

Energy performance certificate (EPC)

6b Compayne Gardens
LONDON
NW6 3DH

Energy rating

C

Valid until: 19 October 2033

Certificate number: 0737-2420-4309-0270-1226

Property type

Mid-floor flat

Total floor area

110 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 C. It has the potential to be B.

[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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		