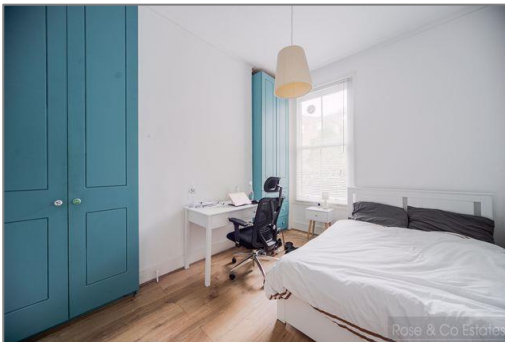


Kingsgate Road, West Hampstead, London NW6



- Raised ground floor, 1 bedroom flat in this period converted house on Kingsgate Road near the junction of Gascony Ave
- Well located for the many shops, restaurants and transport links on West End Lane and easy access to Kilburn High Road
- Superb reception with oak wood flooring, high ceilings and bay window
- Separate kitchen with fitted appliances. Double glazed windows
- EPC:D. Council Tax:C. Lease 125 Years from 14th April 2014
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £410,000 Subject to contract

Kingsgate Road, NW6



Approximate Gross Internal Area = 46.9 m² ... 505 ft²

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.

Energy performance certificate (EPC)

51b Kingsgate Road
LONDON
NW6 4TD

Energy rating

D

Valid until:

14 January 2026

Certificate number:

0140-2815-7396-9896-2205

Property type

Mid-floor flat

Total floor area

44 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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		