

Priory Road, South Hampstead, London

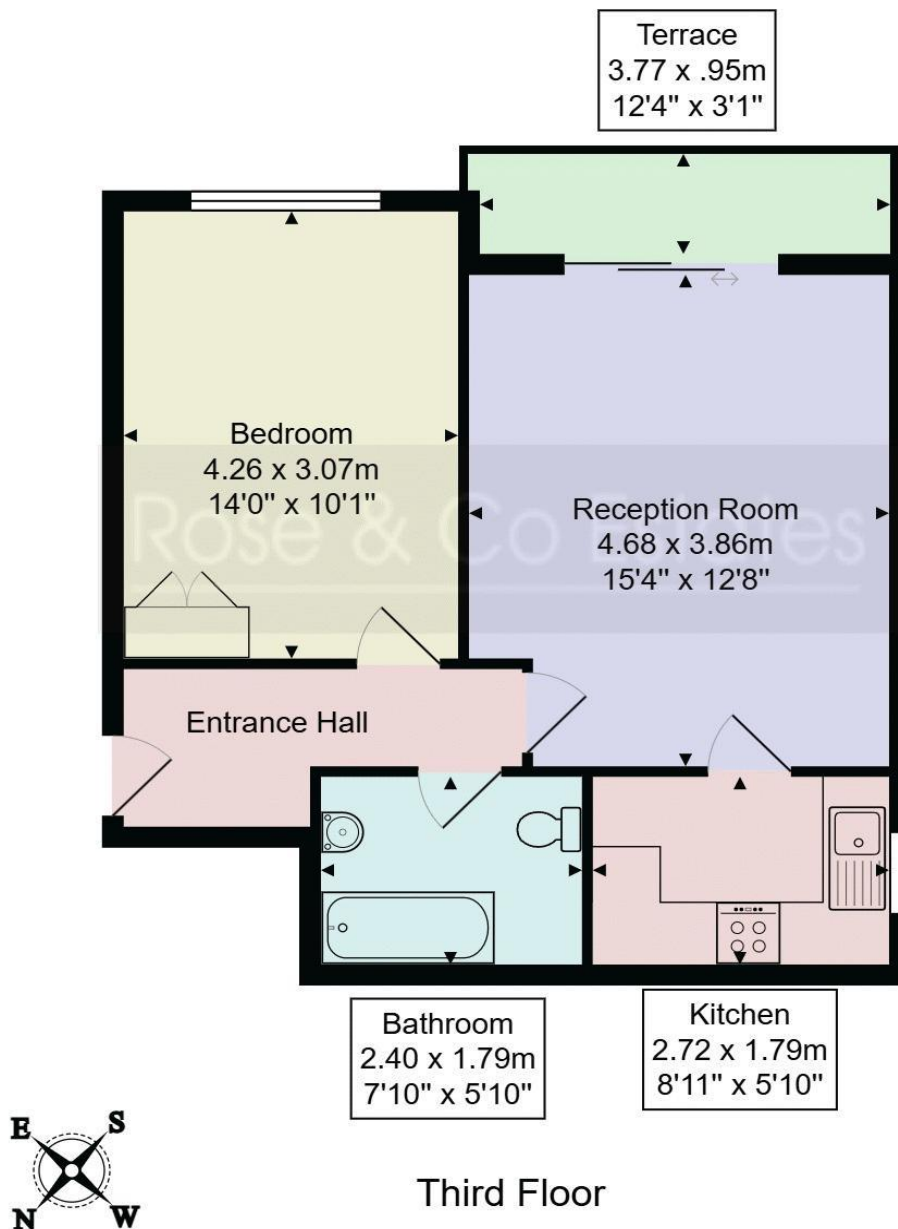


- 3rd floor, 1 bedroom flat in this purpose built block on the corner of Priory Road and Acol Road
- Reception with sliding doors to balcony. Separate kitchen. Double bedroom. Bathroom WC
- EPC: C. Council Tax Band: C. Contact Rose & Co Estates 020 7372 8488
- Close to the shops, cafes and transport links of West Hampstead and Finchley Road stations
- Parking available. Lift. Share of freehold. 999 years from 2000



Asking Price £525,000 Subject to Contract

Parsons Lodge, 65, Priory Road, NW6



Approximate Gross Internal Area = 45.7 m² ... 492 ft² (excluding terrace)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IMPS2: 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)

Flat 12 Parsons Lodge 65 Priory Road LONDON NW6 3NH	Energy rating C	Valid until: 2 June 2030 Certificate number: 0778-0074-6276-7340-2250
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Property type Mid-floor flat

Total floor area 50 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:
the average energy rating is D
the average energy score is 60