

Kingsgate Road, West Hampstead NW6

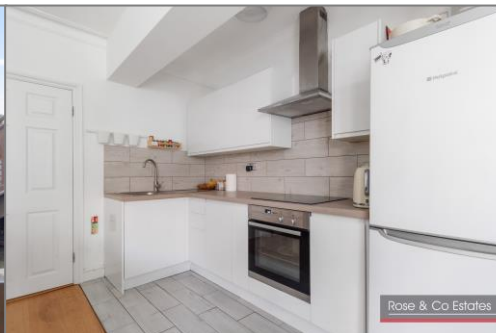


Rose & Co Estates

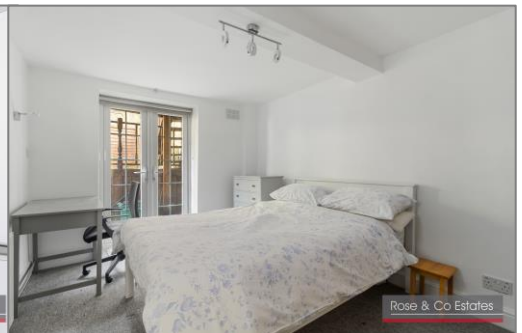
- 2 bedroom, garden flat in this period converted house on Kingsgate Road
- Reception with wood floor. Open plan kitchen. Utility room
- EPC: C. Council Tax: D
- Close to shops, restaurants, underground and overground stations on West End Lane
- Available 6th March Furnished. Ideal for sharers
- Viewing via Rose & Co Estates 020 7372 8488



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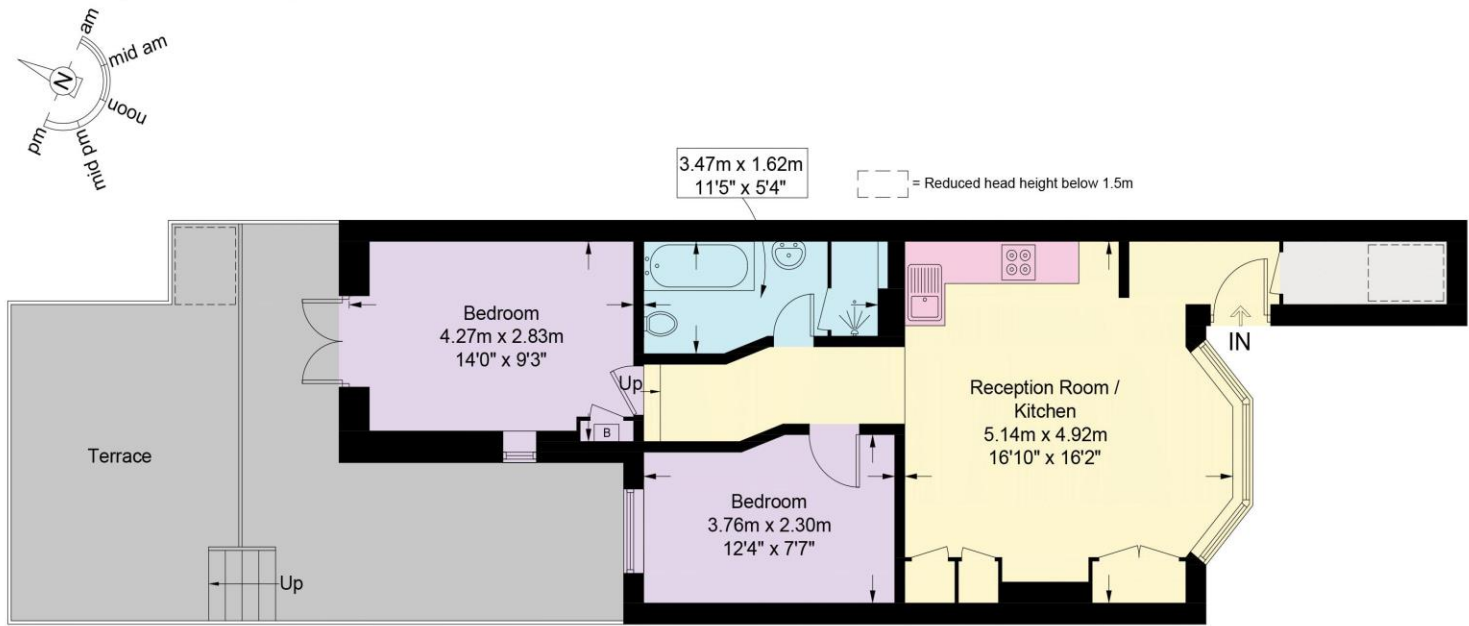
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Weekly Rental £535 Monthly £2318.33

Restricted Height = 11 sq ft / 1.0 sq m



Lower Ground Floor

Energy performance certificate (EPC)

15a, Kingsgate Road LONDON NW6 4TD	Energy rating C	Valid until: 25 May 2030
		Certificate number: 0461-2895-6256-2220-3351

Property type	Basement flat
Total floor area	55 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance