

Greencroft Gardens, South Hampstead, NW3



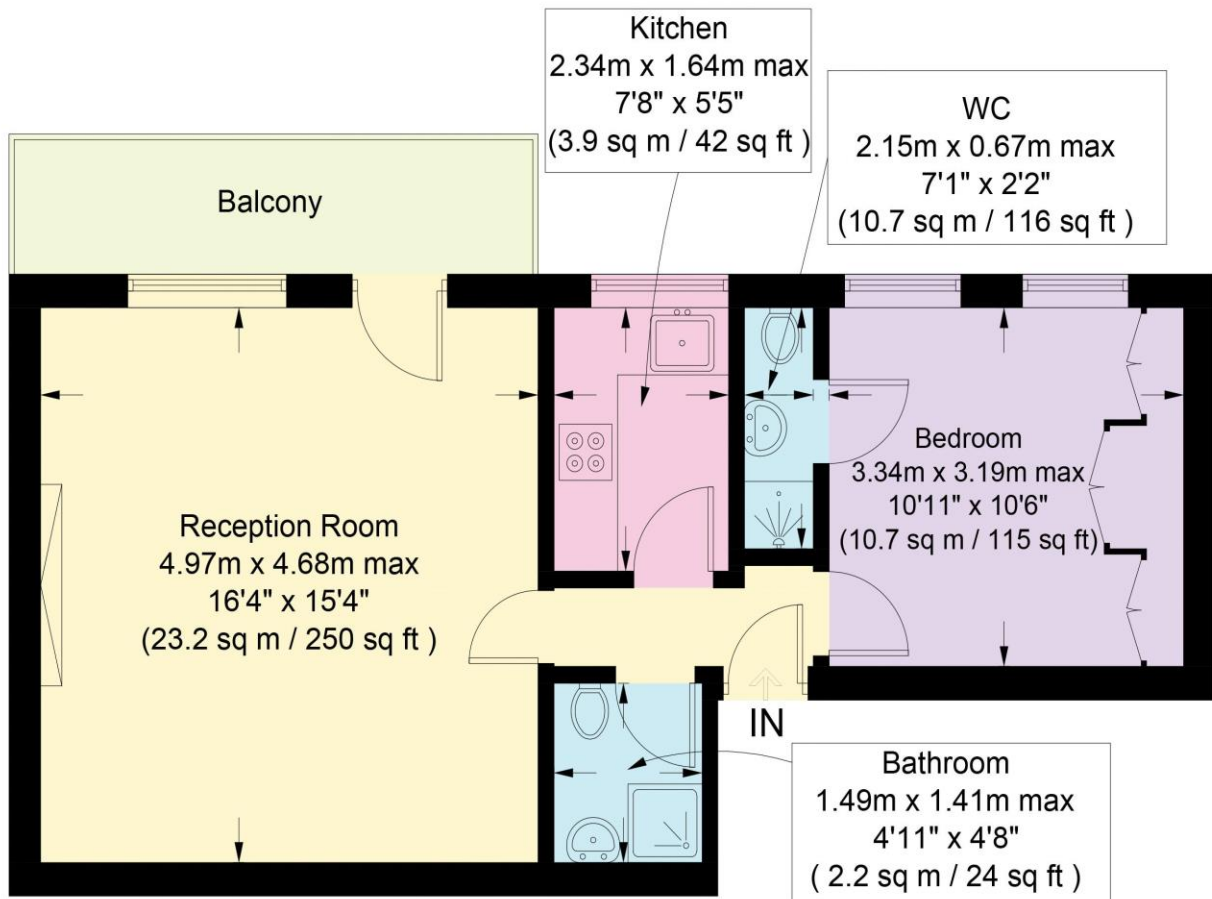
- A spacious 1 bedroom 2nd floor flat in period house on Greencroft Gardens off junction on Fairhazel Gardens
- Good size reception with door to rear balcony over looking gardens with lovely south facing views.
- Available mid November
- Ideal for South Hampstead Overground & Swiss Cottage & Finchley Road underground station
- Modern fitted kitchen with one housing washing machine. Home offers bedrooms with built in wardrobes and high ceilings throughout.
- Part Furnished. EPC:D. Council Tax D. Viewing via Sole agents Rose and Co Estates



Weekly Rental £460 Monthly £1993.33



Approximate Gross Internal Area = 492 sq ft / 45.7 sq m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045013)

Energy performance certificate (EPC)

Flat 7
49 Greencroft Gardens
LONDON
NW6 3LL

Energy rating

D

Valid until: **25 August 2026**

Certificate number: **8746-7828-4310-8655-7922**

Property type

Mid-floor flat

Total floor area

45 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.](#)

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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

