Rose & Co Estates

Westbere Road, London



- Split level, 3 bedroom, 2 bathroom flat this double fronted house on Westbere Road
- With peaceful green spaces nearby and strong local property values, ideal as an inviting home or smart investment
- EPC: C. Council Tax: E. Lease 125 years from 17/11/2006. Share of Freehold
- Just off Mill Lane moments from West Hampstead's cafés, shops and excellent transport links
- Lovely reception area with wood flooring. Open plan kitchen. Double doors to private roof terrace
- Viewing via sole agent Rose & Co Estates 020 7372 8488

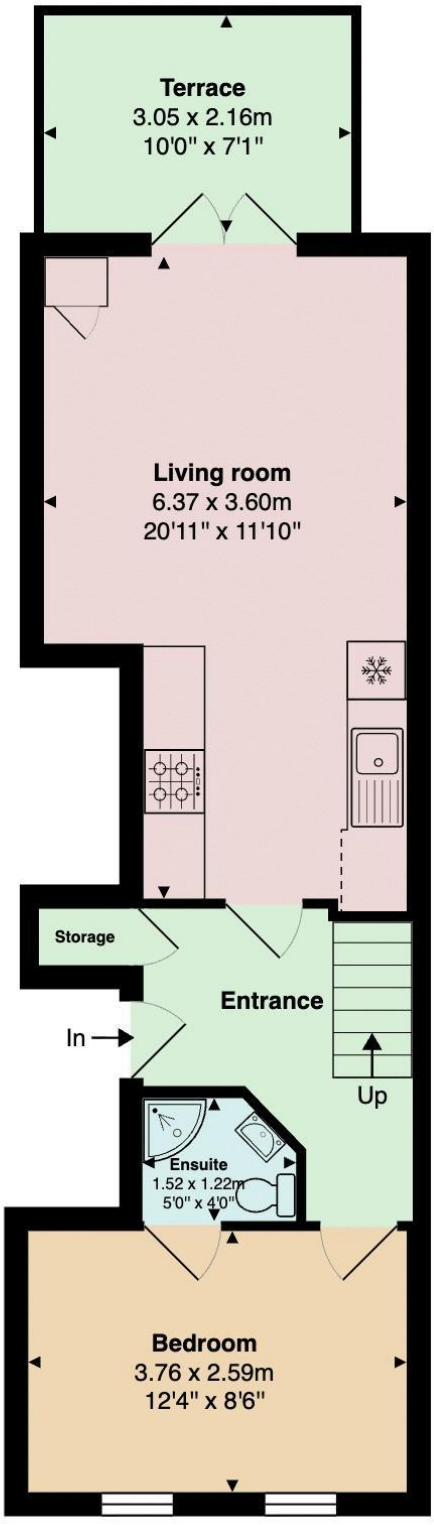






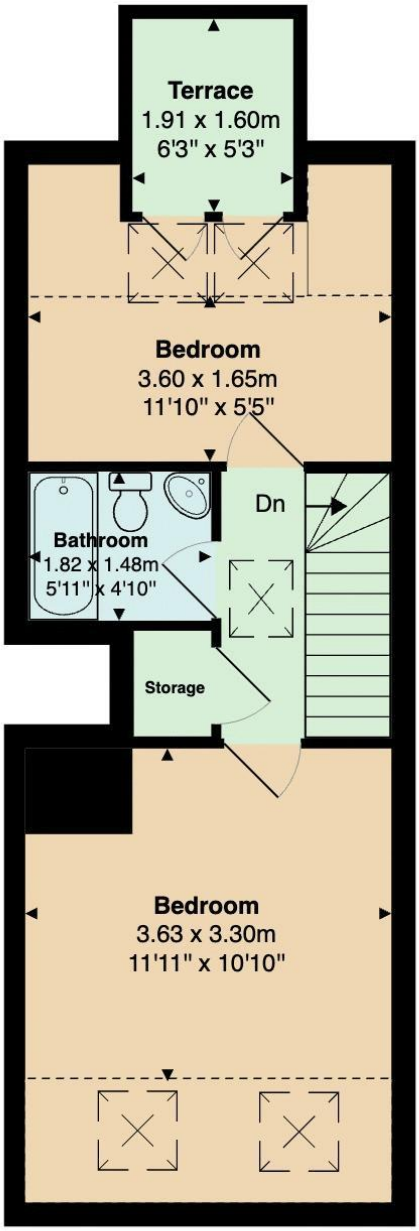
Asking Price of £485,000 Subject to Contract

Westbere Road, NW2



1st Floor flat





Upper Floor

= restricted height area
(under 1.5m)

Total Area: 66.4 m² ... 715 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 3 54 Westbere Road LONDON NW2 3RU	Energy rating **C**	Valid until:	**19 September 2032**
		Certificate number:	**2202-0421-2500-0180-1226**

Property type	Top-floor flat
Total floor area	77 square metres

Rules on letting this property

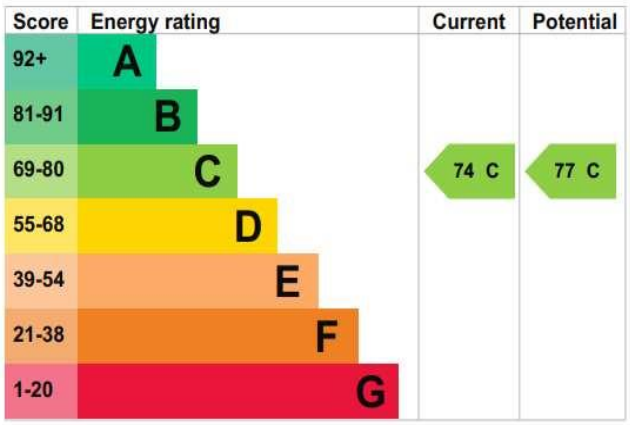
Properties can be let if they have an energy rating from A to E.

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).

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.



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