

## Goldhurst Terrace, South Hampstead



Rose & Co Estates

- Raised ground floor 1 bedroom flat on upper part of Goldhurst Terrace
- Easy access to Hampstead, Regent's Park and Central London
- EPC:D. Furnished. Council Tax: C
- Ideal for Finchley Road & Swiss Cottage underground and South Hampstead overground stations
- Good size reception with high ceiling, bay window and wood floor. Separate fitted kitchen
- Share of Freehold, Lease 999 years from 09/09/1971

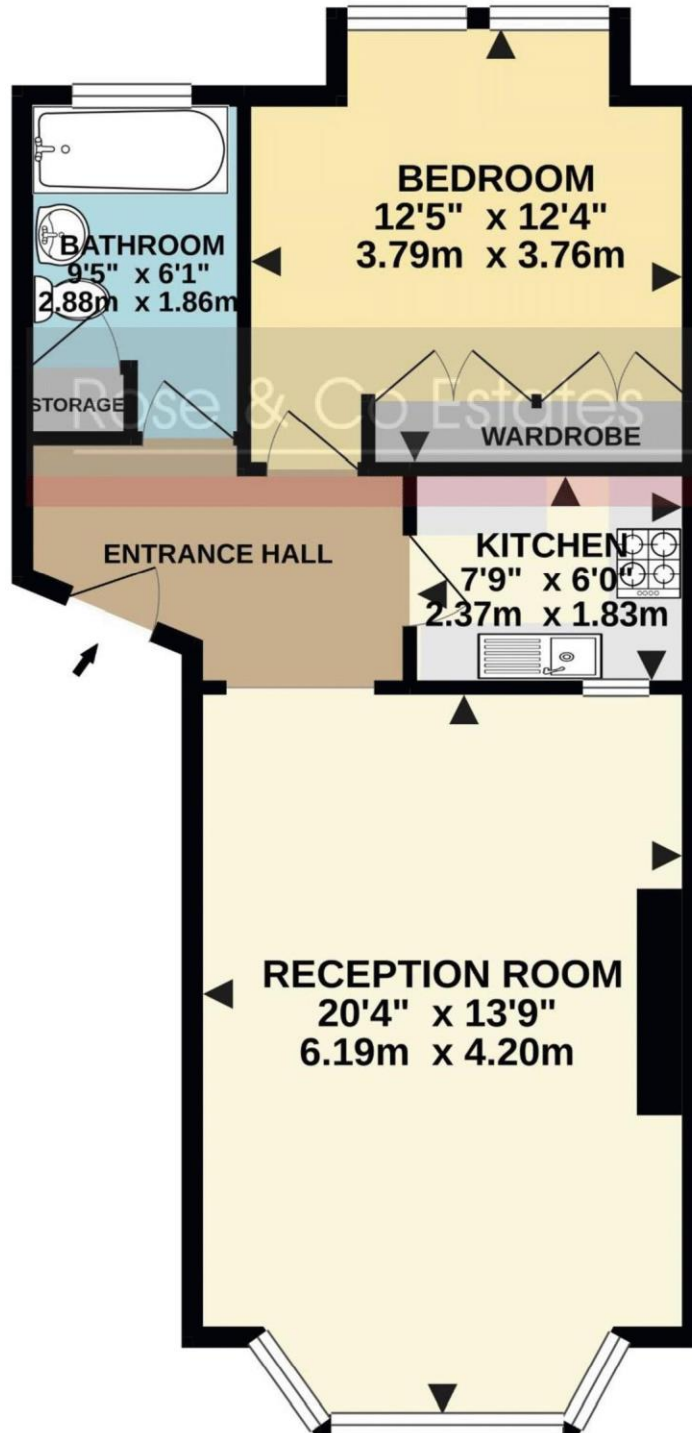


## Asking Price £550,000 Subject to Contract

# Goldhurst Terrace, NW6



RAISED GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

# Energy performance certificate (EPC)

GROUND FLOOR FLAT  
25 GOLDHURST TERRACE  
LONDON  
NW6 3HB

Energy rating

D

Valid until 6 January 2031

Certificate number

0091-1241-4079-1307-2910

## Property type

Ground-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 D. It has the potential to be C.

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