

Goldhurst Terrace, South Hampstead, London



- Fantastic opportunity to purchase this 2nd & 3rd floor 3 double bedroom 2 bathroom (1 en-suite) flat on Goldhurst Terrace
- Wonderful reception opening to a well fitted recessed kitchen. Wood flooring in all rooms
- Rear balcony off one bedroom which is on the top floor. Lots of fitted cupboards
- Ideal for Finchley Road and Swiss Cottage underground stations & South Hampstead overground station
- Excellent main bedroom with En-suite bathroom on 2nd floor & 2 further double bedrooms and bathroom on the top floor
- EPC:D. Council tax F. Share of freehold. Viewing via sole agents Rose & Co 0207 372 8488



Asking Price £875,000 Subject to Contract

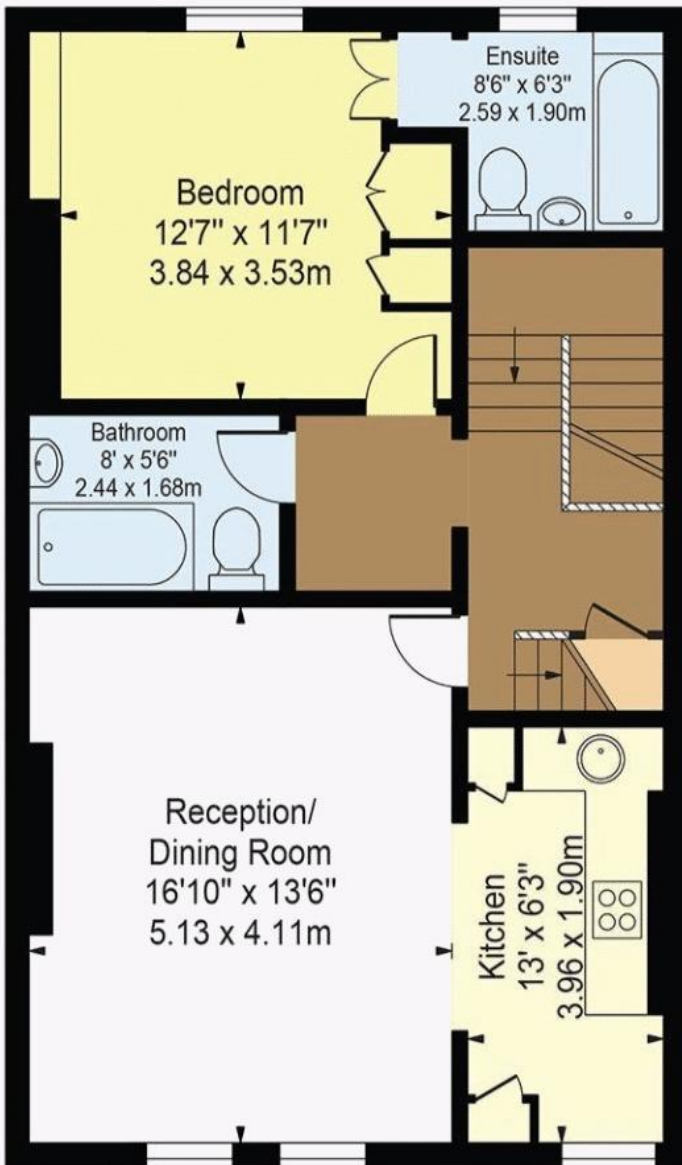
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Approx. Total Internal Area 1151 Sq Ft - 106.93 Sq M
(Including Restricted Height Area)

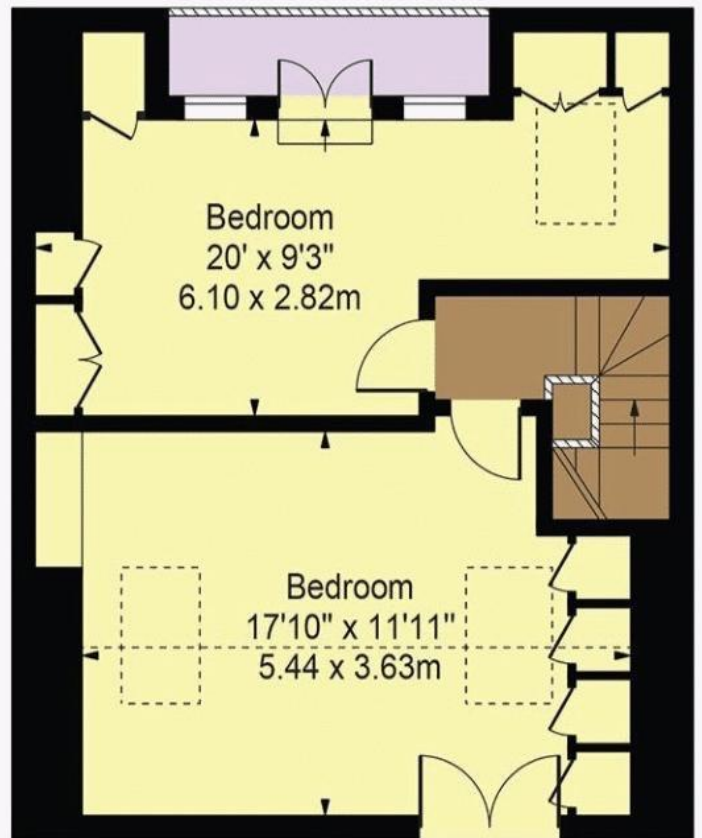
Approx. Gross Internal Area 1062 Sq Ft - 98.66 Sq M
(Excluding Restricted Height Area)



First Floor Entrance
(18 Sq Ft - 1.67 Sq M)



Second Floor
(703 Sq Ft - 65.31 Sq M)



Third Floor
(430 Sq Ft - 39.95 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy performance certificate (EPC)

Top Floor Flat
179 Goldhurst Terrace
LONDON
NW6 3ER

Energy rating

D

Valid until

15 June 2030

Certificate number

0266-2832-6969-2200-2581

Property type

Top-floor flat

Total floor area

97 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.](#)