

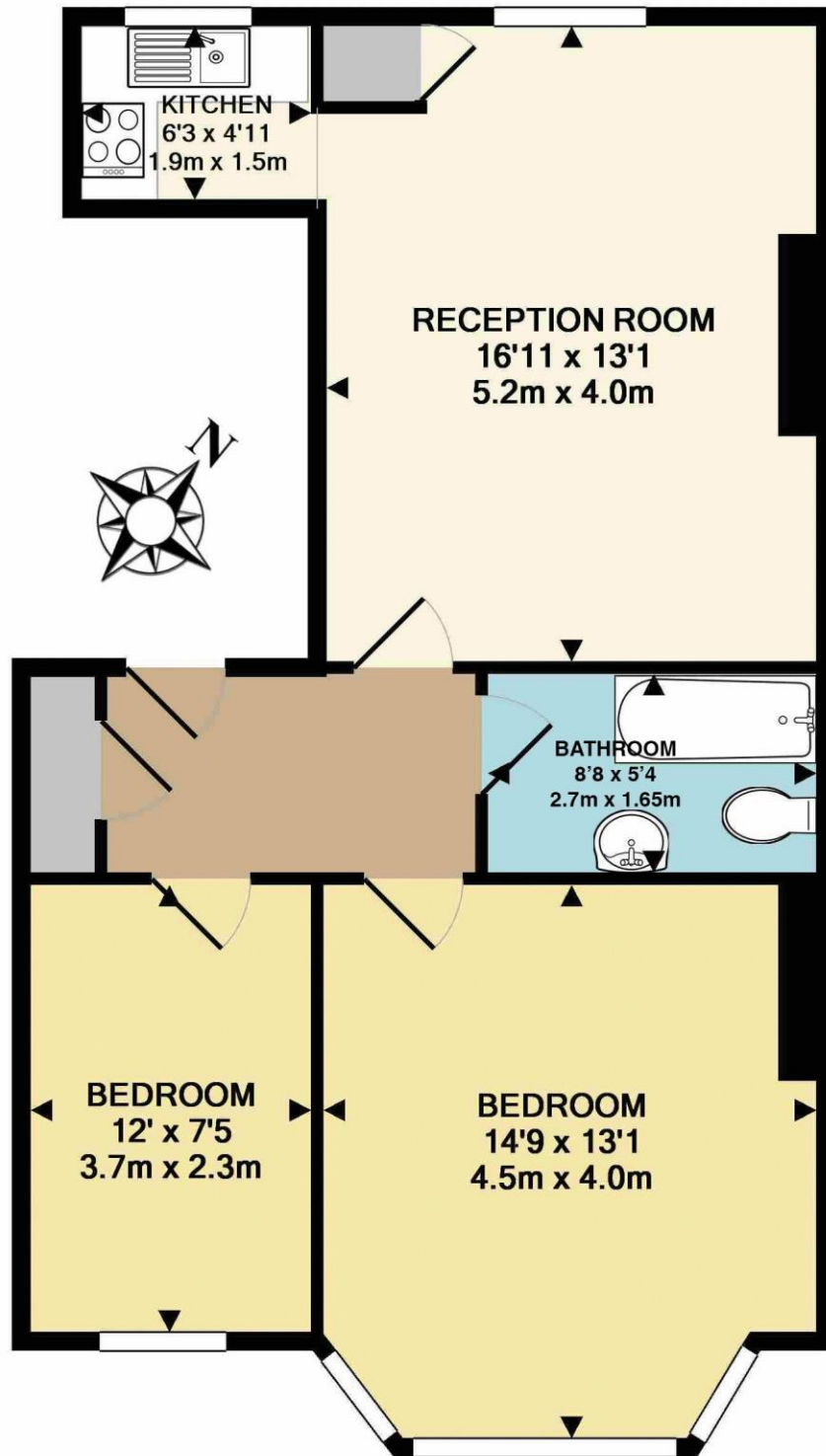
## Goldhurst Terrace, South Hampstead, London



- 1st floor spacious 2 double bedroom flat in this period converted house on Goldhurst Terrace near the junction of Fairhazel Gardens
- Great size reception with high ceilings. Separate fitted kitchen
- EPC:C. Council Tax: E. Share of freehold. Lease 125 years from 25 March 1988. (Lease on completion being extended to 999 Years)
- Well located for Finchley Road & Swiss Cottage underground stations. South Hampstead overground close by (6 mins to Euston)
- 2 good size double bedrooms and bathroom. Storage cupboard
- Viewing via Rose & Co Estates 020 7372 8488.



**Asking Price £580,000 Subject to Contract**



Rose & Co Estates

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

# Energy performance certificate (EPC)

Flat 3  
94 Goldhurst Terrace  
LONDON  
NW6 3HS

Energy rating

**C**

This certificate expired on: **11 May 2021**

Certificate number: **8069-6525-8900-9699-9996**

Property type

Mid-floor flat

Total floor area

57 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70   c	72   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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