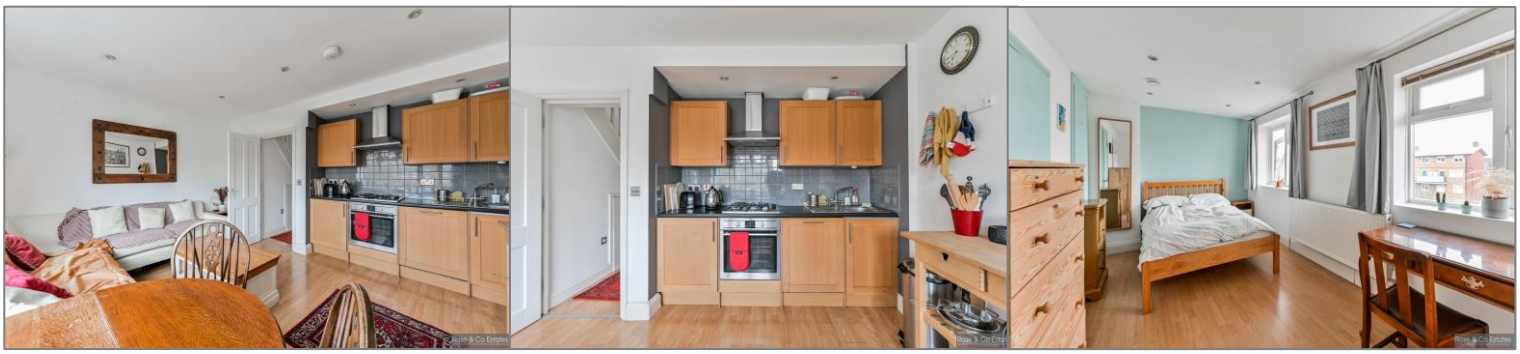
Rose & Co Estates

Broadfields, Broadhurst Gardens, South Hampstead,



- Split level, 2nd and 3rd floor, 3 bedroom flat on Broadhurst Gardens near the junction with Canfield Gardens
- This low built block has use of communal garden and play area to the rear of the property
- Lease until 2219. EPC: D. Council Tax: C.
- Close to Finchley Road underground and West Hampstead underground, overground and Thameslink stations
- Excellent opportunity for 1st time buyers or an ideal letting investment
- Viewing via sole agent Rose & Co Estates 020 7372 8488

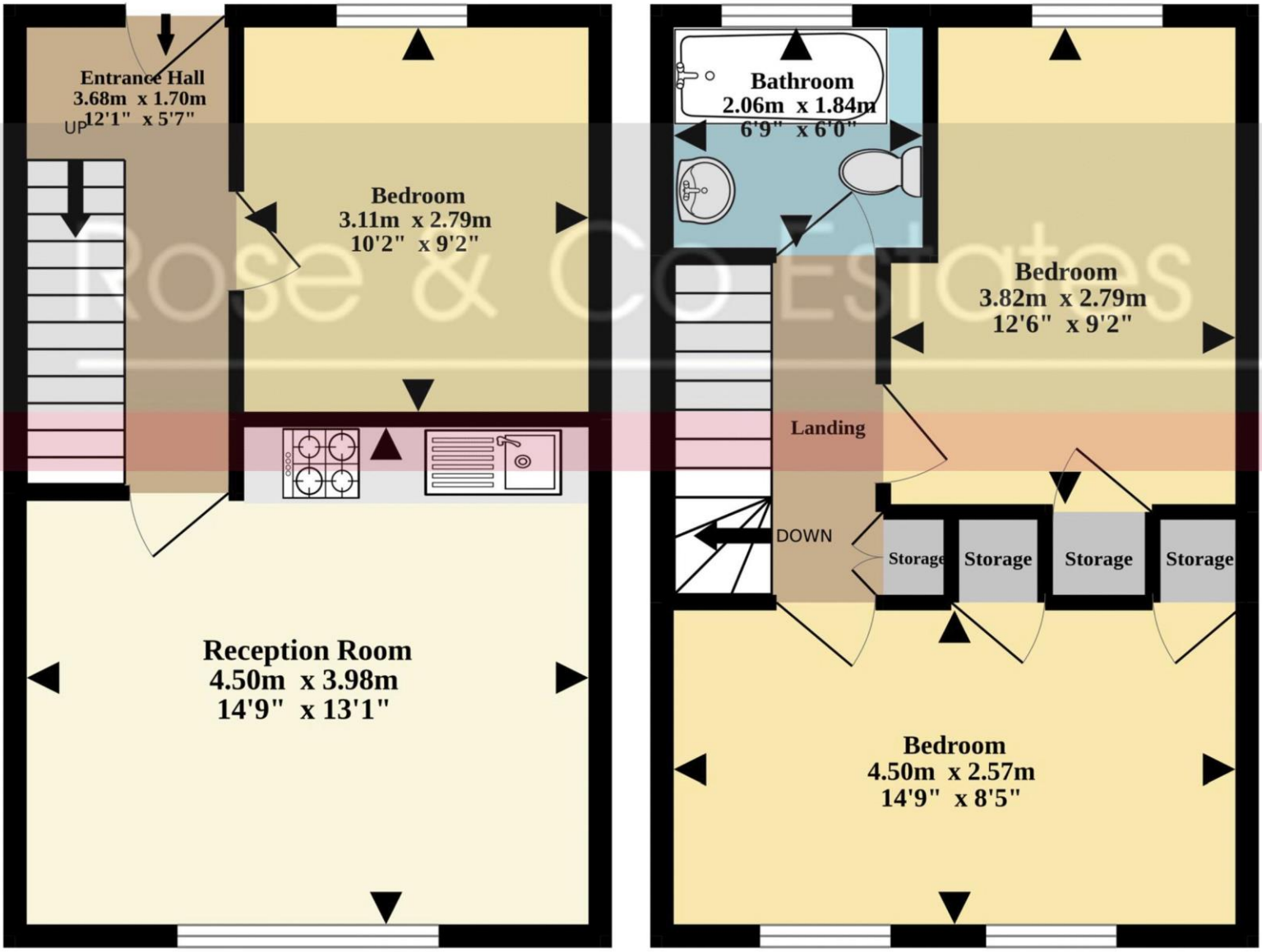


Asking Price £500,000 Subject to Contract

Broadhurst Gardens, NW6

2ND FLOOR
31.9 sq.m. (343 sq.ft.) approx.

3RD FLOOR
31.9 sq.m. (343 sq.ft.) approx.



Rose & Co Estates

TOTAL FLOOR AREA : 63.7 sq.m. (686 sq.ft.) 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)

Flat 125 Broadfield Broadhurst Gardens LONDON NW6 3QR	Energy rating **D**	Valid until: **14 September 2032** Certificate number: **0017-0200-4802-6104-5800**

Property type	Top-floor flat
Total floor area	70 square metres

Rules on letting this property

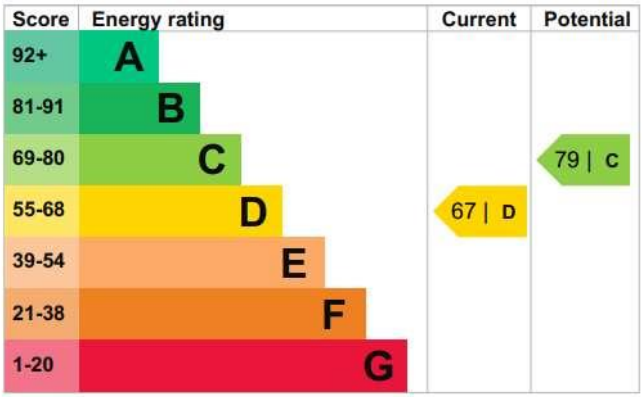
Properties can be let if they have an energy rating from A to E.

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 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