

Greencroft Gardens, South Hampstead NW6

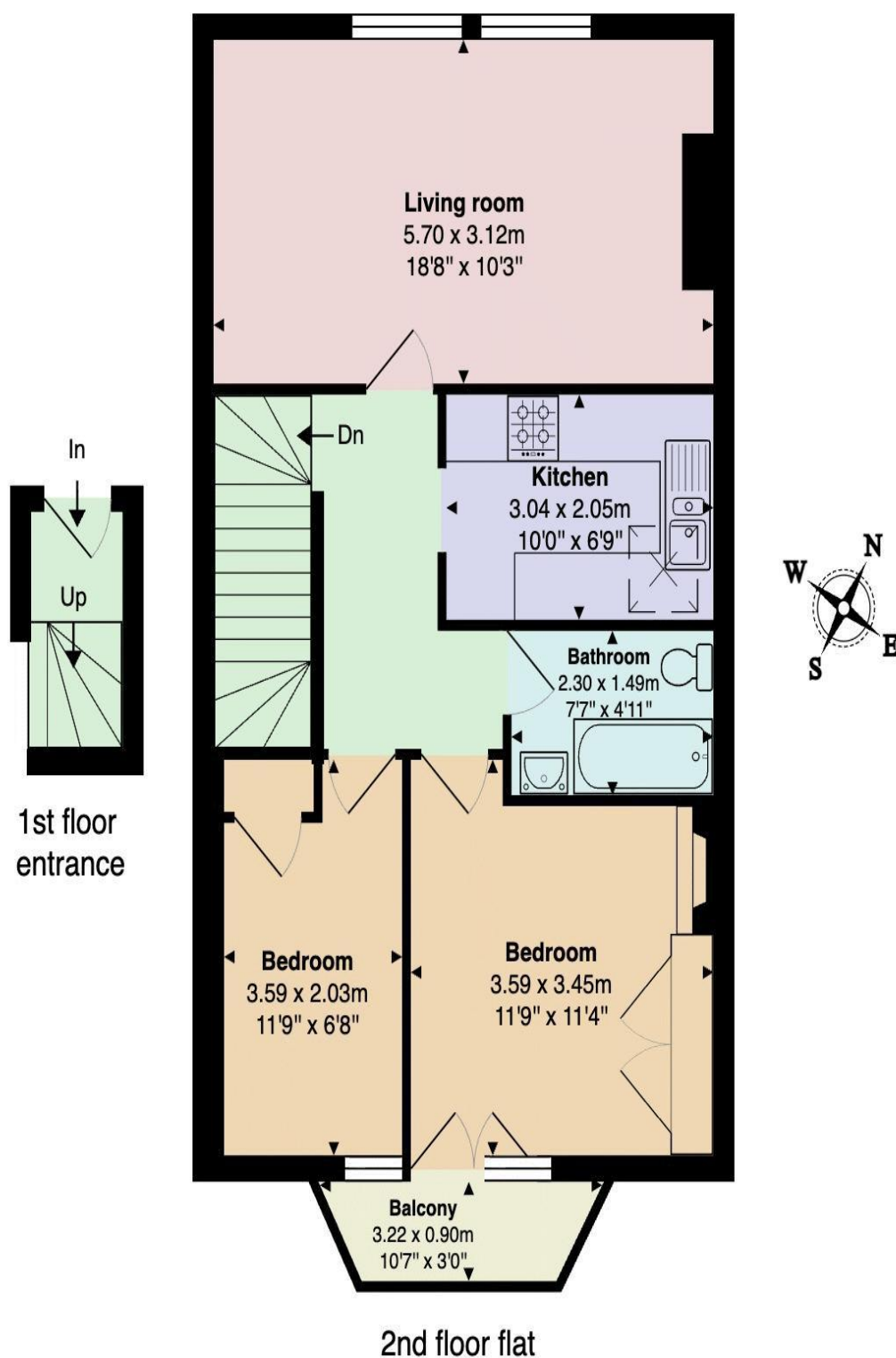


- An excellent opportunity to purchase this 2 double bedroom unmodernised flat on Greencroft Gardens
- Easy access to Primrose Hill, Regents Park and Hampstead Heath
- 2 double bedrooms one with doors to balcony. Reception overlooking gardens. Separate kitchen
- Close to Finchley Road, West Hampstead and South Hampstead stations and many shops, restaurants and cafes
- 3 acre communal gardens. High ceilings. Wood flooring. South facing balcony
- Share of Freehold with a lease of 125 years from 1 January 1997 lease extension to 999 being discussed by freeholders



Asking Price £600,000 Subject to Contract

Greencroft Gardens, NW6



Total Area: 59.6 m² ... 642 ft² (excluding balcony)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: 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 D 58 Greencroft Gardens LONDON NW6 3LU	Energy rating D	Valid until: 2 August 2036
		Certificate number: 2000-3218-2060-4506-7001

Property type	Top-floor flat
Total floor area	58 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		