

## Goldhurst Terrace, South Hampstead



Rose & Co Estates

- Beautiful 2nd and 3rd floor, split level, 3 bedroom, 2 bathroom flat on Goldhurst Terrace between Priory Road & Fairhazel Gardens
- Stunning reception with doors to superb roof terrace. Luxury fitted kitchen. All in fantastic decorative order
- Top floor has main double bedroom, en-suite bathroom and plenty of eaves storage (approximately 300sq ft)
- Ideal for Finchley Road & Swiss Cottage underground and South Hampstead overground stations
- Wood flooring and double glazed windows throughout. Reception and kitchen offer rear aspects overlooking gardens
- Share of freehold 999 year lease from 2020. EPC:D. Council Tax: E.



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## Asking Price £975,000 Subject to Contract

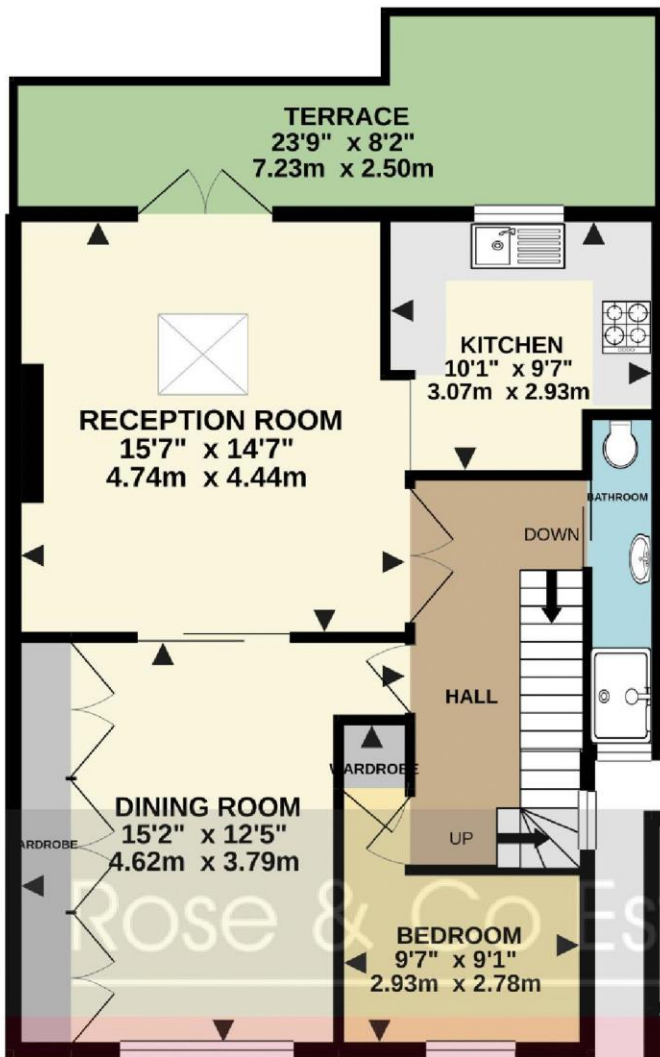
# Goldhurst Terrace, NW6

Approximate Gross Internal Area: 1090 sq.ft. (101.4 sq.m.)

Approximate Gross Internal Area Including Restricted Heights and Eaves Storage: 1475 sq. ft. (137 sq.m.)

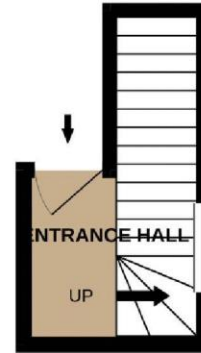
## 2<sup>ND</sup> FLOOR

764 sq. ft. (71 sq. m.) approx.



## 1<sup>ST</sup> FLOOR

62 sq. ft. (5.8 sq. m.) approx.



## 3<sup>RD</sup> FLOOR

264 sq. ft. (24.5 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)

FLAT 3  
142 GOLDHURST TERRACE  
LONDON  
NW6 3HP

Energy rating

D

Valid until 7 February 2031

Certificate number

0021-0200-2609-5804-5100

## Property type

Top-floor flat

## Total floor area

99 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 D.

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