

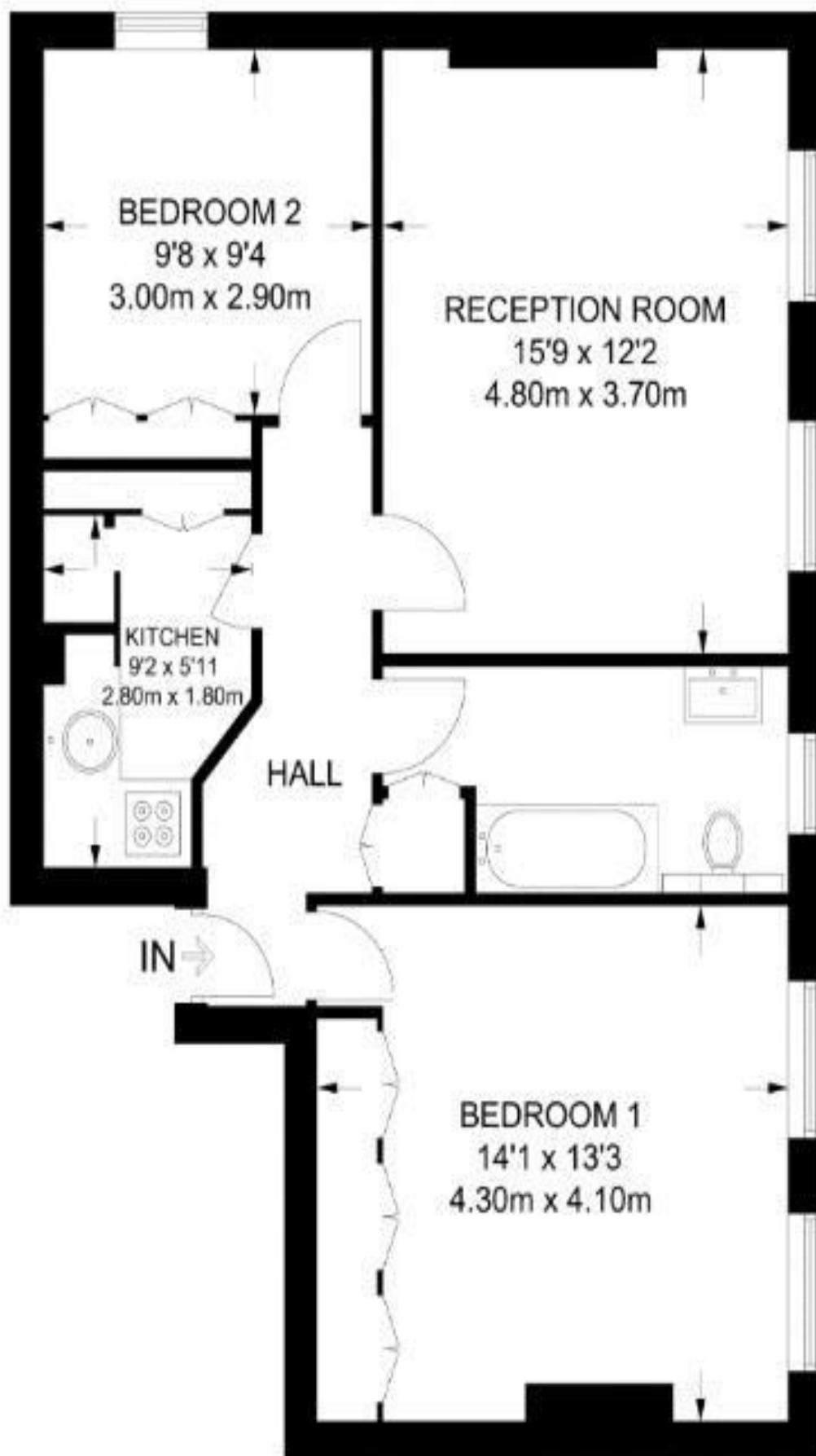
Greencroft Gardens, South Hampstead, London



- Top Floor 2 double bedroom flat newly renovated. High specification in this period house on Greencroft Gardens
- Superb reception with Parquet wood flooring and high ceilings
- Share of Freehold. Lease 999 from 24th June 1960. EPC: D Council Tax: D.
- Ideal for Swiss Cottage, Finchley Road and West Hampstead stations
- Separate fitted kitchen. Double glazed windows. Access to communal gardens
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £690,000 Subject to Contract



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
692 SQ FT / 64.3 SQ M

Energy performance certificate (EPC)

Flat 6 88 Greencroft Gardens LONDON NW6 3JQ	Energy rating C	Valid until: 28 February 2036
		Certificate number: 8900-3565-0322-7525-3263

Property type	Top-floor flat
Total floor area	61 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 C. 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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		