

Fairhazel Gardens, South Hampstead, London



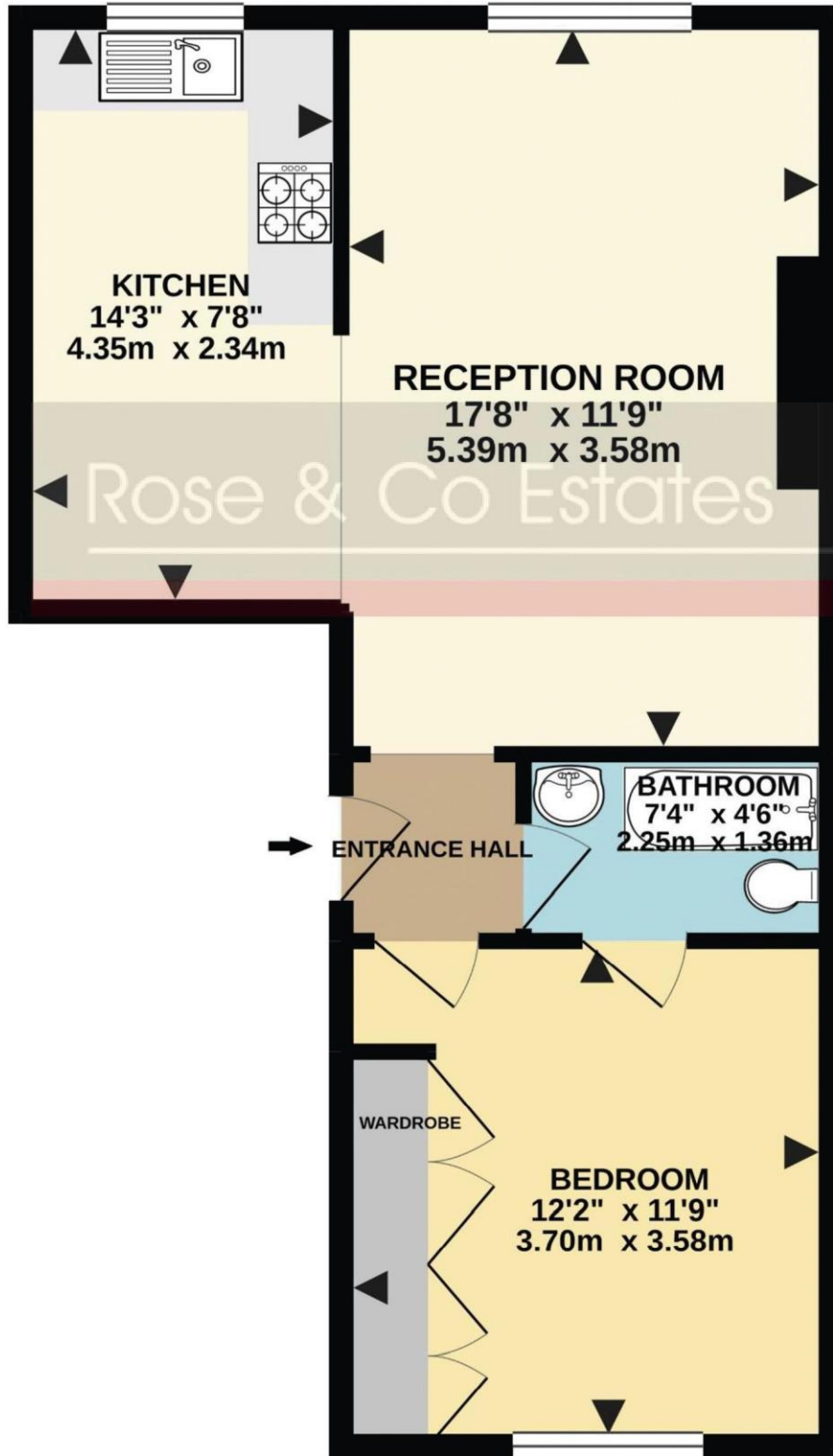
- Available from 12th August. 2nd floor 1 bedroom flat in this period converted house on Fairhazel Gardens
- Excellent reception with wood flooring and separate fitted kitchen with dishwasher and tall fridge freezer
- Furnished, EPC:D. Council Tax: E. Viewing via Rose & Co Estates. 0207 3728488
- Located between Goldhurst Terrace & Grencroft Gardens moments away from Finchley Road station with Waitrose and Swiss Cottage
- Good size double bedroom with fitted wardrobes and door to Jack and Jill bathroom



Weekly Rental £475 Monthly £2,058.33



2ND FLOOR
506 sq.ft. (47.0 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 34 Fairhazel Gardens LONDON NW6 3SJ	Energy rating C	Valid until: 20 January 2035
		Certificate number: 0340-2883-3490-2895-2575

Property type	Mid-floor flat
Total floor area	47 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 B.

[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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		