

Greencroft Gardens, South Hampstead, London

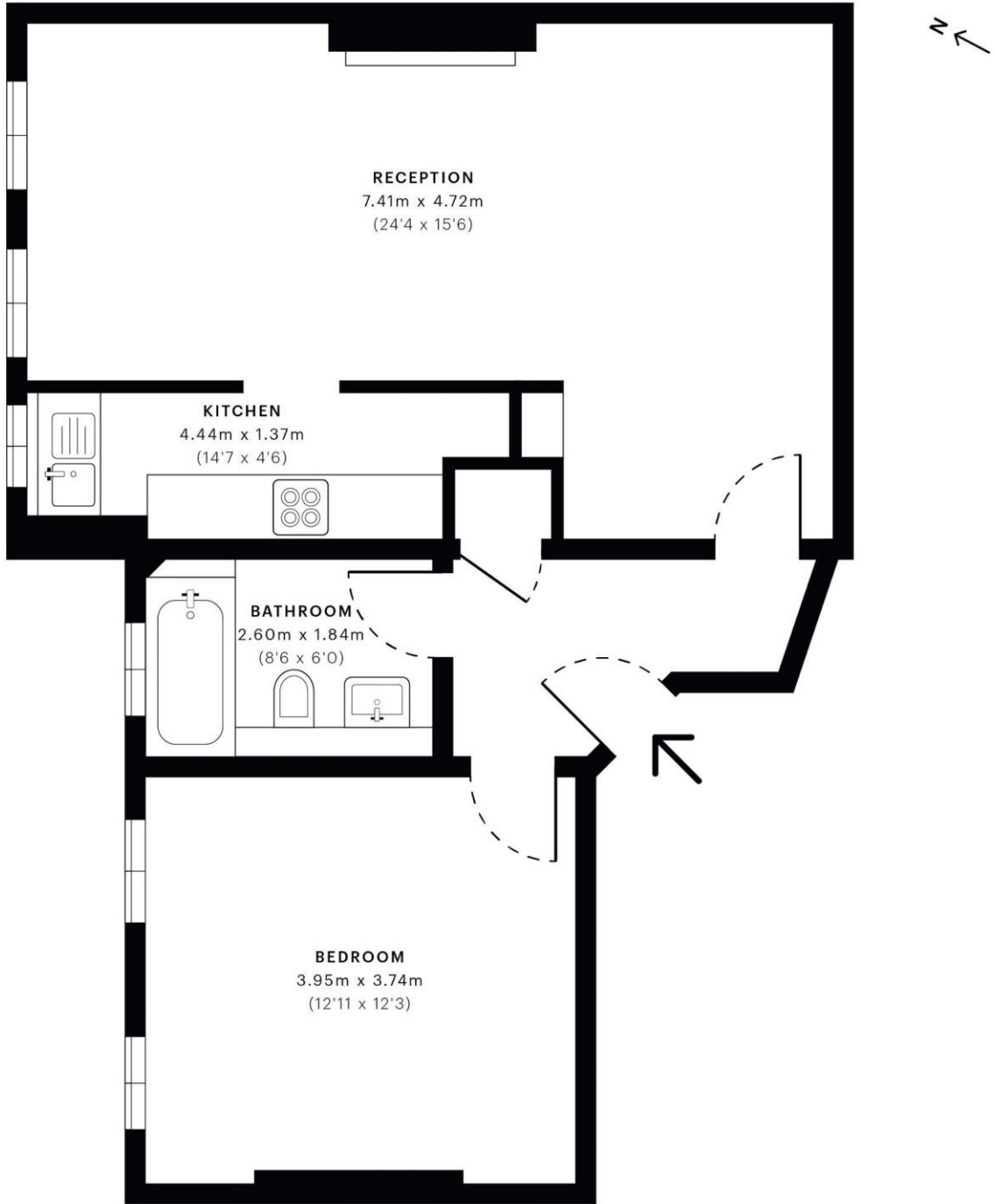


Rose & Co Estates

- 1st floor 1 bedroom flat in this double fronted period house on Greencroft Gardens between Priory Road and Fairhazel Gardens
- Superb 24ft reception with high ceiling, wood floor, decorative fireplace and bay window
- Share of freehold. Lease 1089 years from 24 June 1957. EPC: C. Council Tax: D.
- Ideal for Finchley Road, Swiss Cottage & West Hampstead underground & South Hampstead overground (6 mins to Euston) stations.
- Separate fitted kitchen with window and dishwasher. Good size bedroom and bathroom with a window
- Call to view sole agent Rose & Co Estates 020 7372 8488



Asking Price of £585,000 Subject to Contract



— First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property.
60.7 Sqm / 653.4 Sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
57.1 Sqm / 614.2 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

Energy performance certificate (EPC)

FLAT 3
71 GREENCROFT GARDENS
LONDON
NW6 3LJ

Energy rating

C

Valid until
18 May 2031

Certificate number
2118-8664-7134-7997-3011

Property type

Mid-floor flat

Total floor area

84 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 C. It has the potential to be B.

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