

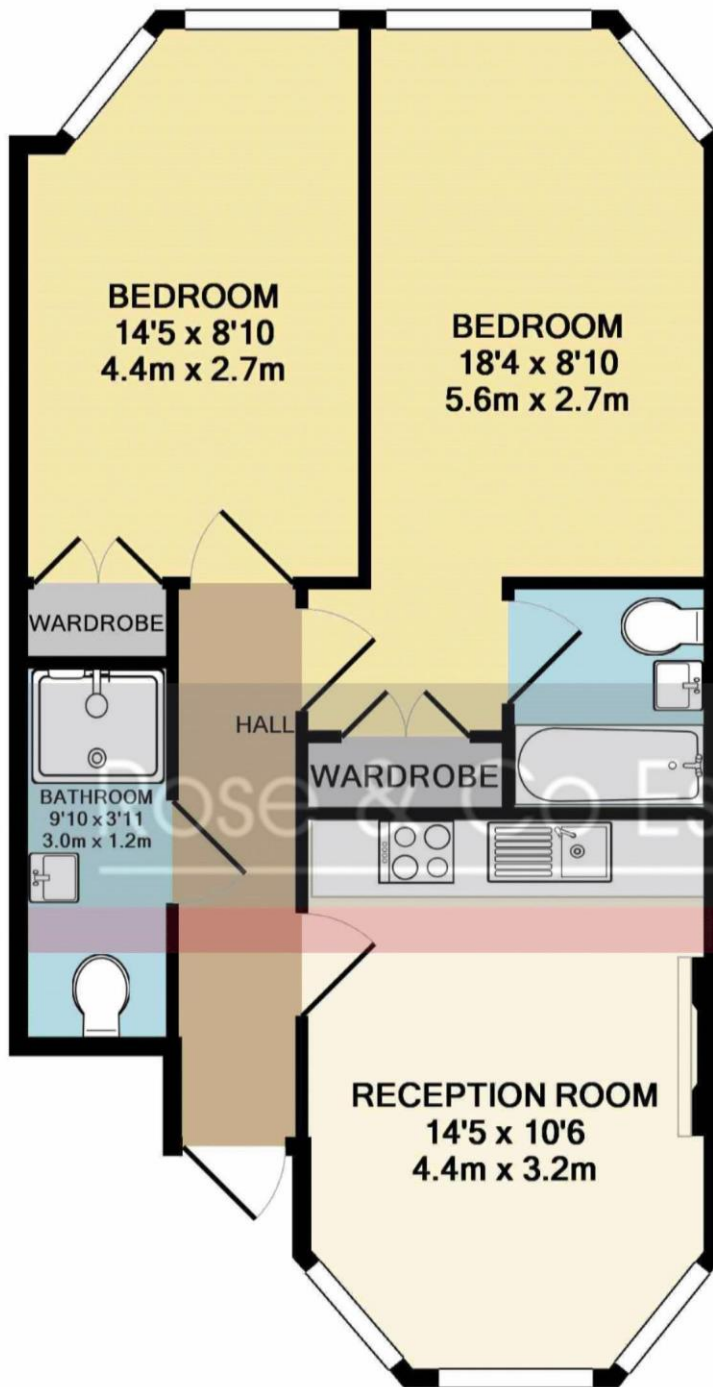
## Greencroft Gardens, South Hampstead



- Available from 11th July. Upper ground floor, 2 double bedroom, 2 bathroom flat with use of 3 acre communal gardens
- Reception with high ceiling, open plan fitted kitchen with tiled floor and bay windows
- Well located for the transport links, shops and restaurants of Finchley Road & West Hampstead
- Part furnished. EPC:D. Council Tax Band: D. Viewing via sole agent Rose & Co Estates 020 7372 8488



**Weekly rent £625pw Monthly rent £2708.33**



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

# Energy performance certificate (EPC)

Flat 2 46 Greencroft Gardens London NW6 3LU	Energy rating	Valid until: 15 April 2034
	<b>C</b>	Certificate number: 8634-9624-1000-0765-7292

Property type	Ground-floor flat
Total floor area	50 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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		