

31 Broadhurst Gardens, Broadhurst Gardens London



- Exceptional 1st Floor Bright and Spacious 3 double bedroom flat
- Spacious reception room/ Kitchen dining room
- EPC: C. Council Tax: G. Share of Freehold. Lease 999 years from 1994
- Close to Finchley Road underground and West Hampstead underground, overground and Thameslink stations
- 2 bathrooms, 1 ensuite. Both with Windows
- Viewing via main agents Rose and Co Estates



Asking Price £925,000 Subject to Contract



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1164 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1164 SQ FT/ 108 SQM

Energy performance certificate (EPC)

Flat 3 Dom Lodge LONDON NW6 3QT	Energy rating	Valid until: 5 August 2035
	C	Certificate number: 2108-6715-3470-8111-7890

Property type	Mid-floor flat
Total floor area	113 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		