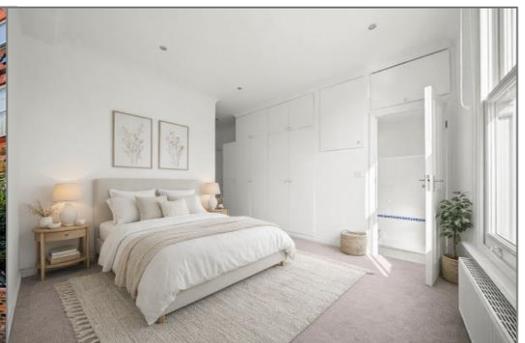


## Greencroft Gardens, South Hampstead, London



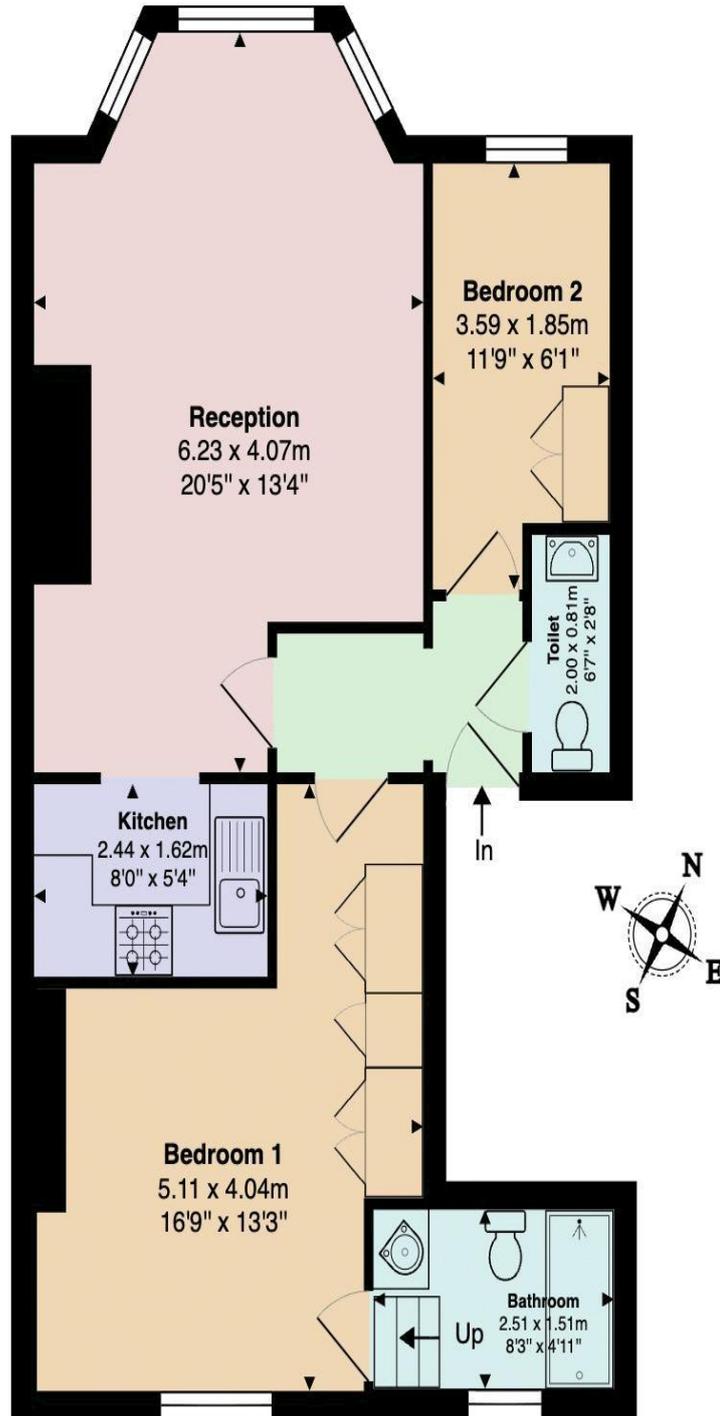
Rose & Co Estates

- Superb 2 bedroom 1st floor flat in this period house on Greencroft Gardens
- Recessed fitted kitchen. Wood flooring in reception with high ceilings in superb decorative order
- Double glazed windows in all main rooms. EPC:C. Council tax D £2019 2026. Share of Freehold 999 from 2025
- In the heart of the South Hampstead conservation area. Ideal for Finchley Road Station, jubilee and metropolitan line
- Double bedroom with en-suite bathroom WC. Small 2nd bedroom used as guest room or study. Guest WC
- (Owned by Director of the Rose & Co Estates) Viewing via sole agents Rose & Co Estates 020 7372 8488



## Asking Price £675,000 Subject to Contract

# Greencroft Gardens, NW6



1st floor flat

Total Area: 57.6 m<sup>2</sup> ... 620 ft<sup>2</sup>

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IMPS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

# Energy performance certificate (EPC)

First Floor Flat 23 Greencroft Gardens LONDON NW6 3LN	Energy rating <b>C</b>	Valid until: <b>29 August 2034</b>
		Certificate number: <b>0284-8217-8414-1284-1304</b>

Property type	Mid-floor flat
Total floor area	54 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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		