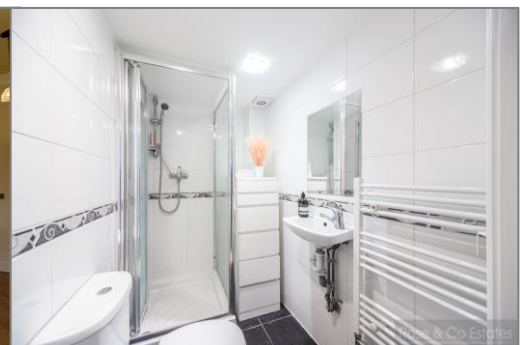


## Greencroft Gardens, South Hampstead NW6,



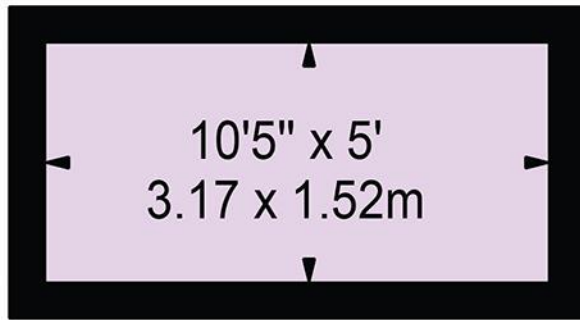
- Available from the 7th of August. Single occupancy Only. 1st floor Studio flat in this period house on Greencroft Gardens
- Ideal for Finchley Road, Swiss Cottage underground stations and South Hampstead overground station (6 mins to Euston)
- Luxury fitted kitchen with modern appliances. Modern shower room with W C
- Studio room with wood flooring. Door leading directly to 3 acre communal gardens
- Offered Unfurnished only . EPC:C. Council tax B. Viewing via sole agents Rose & Co Estates 0207 372 8488



**Price 395per week £1712.00 per month**

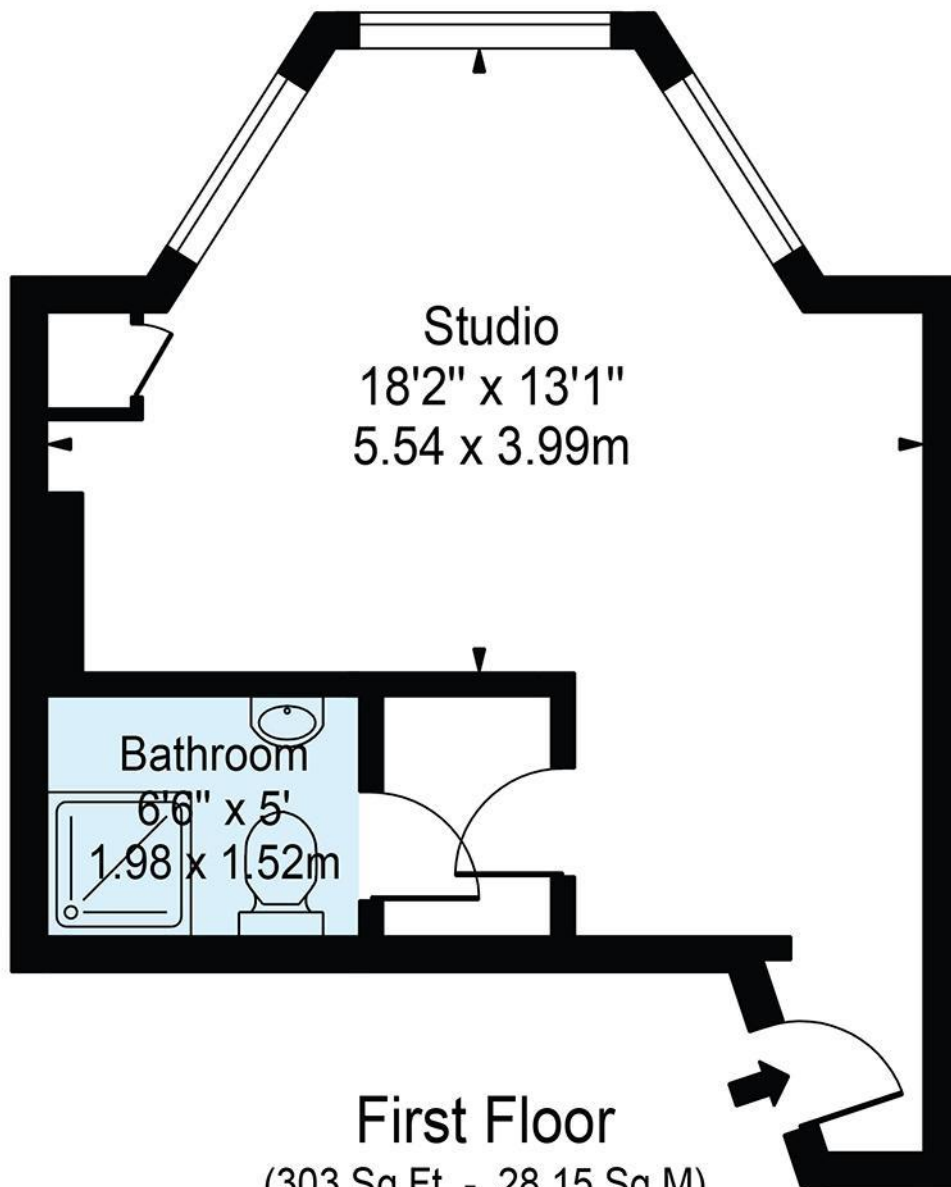
# Greencroft Gardens

Approx. Gross Internal Area 356 Sq Ft - 33.07 Sq M



## Mezzanine

(53 Sq Ft - 4.92 Sq M)



## First Floor

(303 Sq Ft - 28.15 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

# Energy performance certificate (EPC)

FLAT 3  
20 GREENCROFT GARDENS  
LONDON  
NW6 3LS

Energy rating

C

Valid until 7 February 2031

Certificate number

7880-3039-5862-6302-8202

## Property type

Mid-floor flat

## Total floor area

26 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 C.

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