Rose & Co Estates

Goldhurst Terrace, South Hampstead, London



- Raised ground floor, 2 bedroom flat in this period conversion on the corner of Goldhurst Terrace and Fairhazel Gardens
- Excellent reception area with high ceilings, recessed fully fitted kitchen, external storage
- Leasehold 999 years from 31 December 1984
- Ideal for Finchley Road and Swiss Cottage Jubilee line stations and South Hampstead overground station (6 mins to Euston)
- EPC Band: C. Council Tax Band: E.
- Viewing via sole agent Rose & Co Estates 020 7372 8488

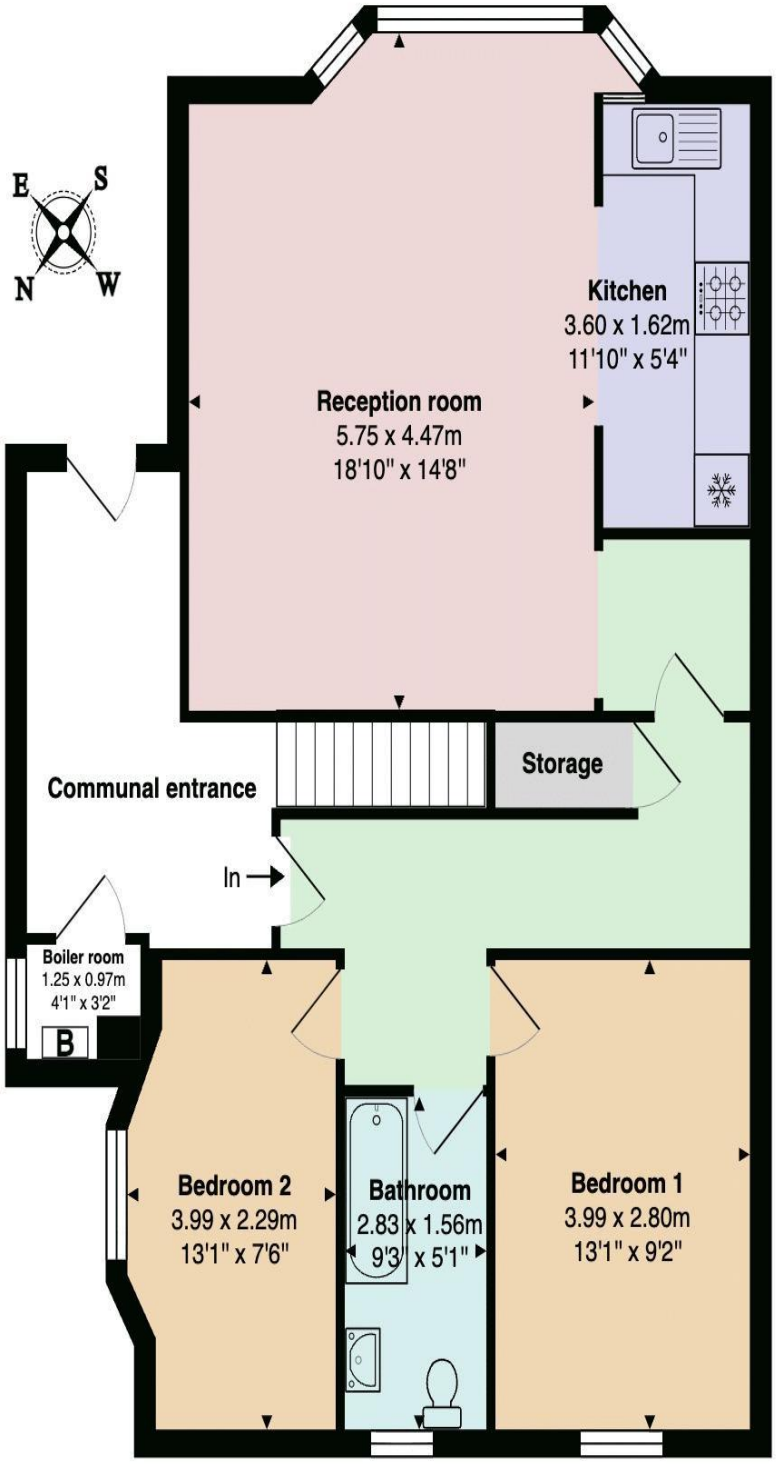






Asking Price £525,000 Subject to Contract

Goldhurst Terrace, NW6



Total Area: 60.6 sq m... 653 sq ft

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)

Flat 2 80 Goldhurst Terrace LONDON NW6 3HS	Energy rating **C**	Valid until:	**20 August 2035**
		Certificate number:	**7535-2828-9500-0800-3226**

Property type	Mid-floor flat
Total floor area	64 square metres

Rules on letting this property

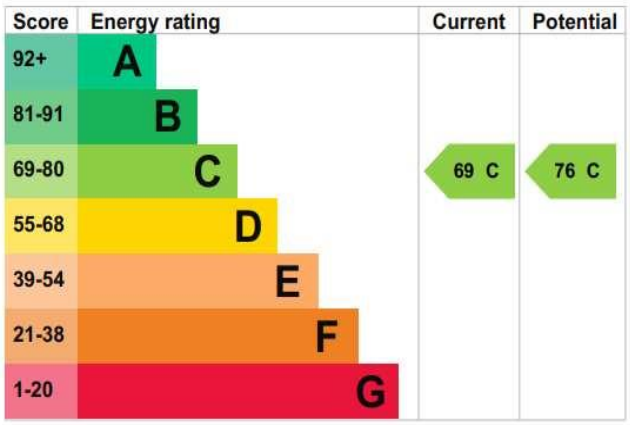
Properties can be let if they have an energy rating from A to E.

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).

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