

Goldhurst Terrace, South Hampstead London



- Spacious 1 bedroom flat on the upper part of Goldhurst Terrace
- Private entrance and private south facing rear garden
- EPC:D. Council Tax: D. Share of Freehold, Lease 999 years from 09/09/1971
- Ideal for Finchley Road & Swiss Cottage underground and South Hampstead overground stations
- Double bedroom with walk in wardrobe. Kitchen breakfast room and good size reception with doors to conservatory and garden
- Some images have been virtually staged to demonstrate the potential of the space. Viewing via



Asking Price £600,000 Subject to Contract

Goldhurst Terrace, NW6



Total Area: 82.2 m² ... 885 ft² (excluding garden, front patio)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: 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)

Basement Flat
25 Goldhurst Terrace
LONDON
NW6 3HB

Energy rating

D

Valid until: **6 September 2031**

Certificate number: **2020-4818-7090-6504-6021**

Property type

Basement flat

Total floor area

64 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 D. It has the potential to be C.

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