

Parkhill Road, Belsize Park, London

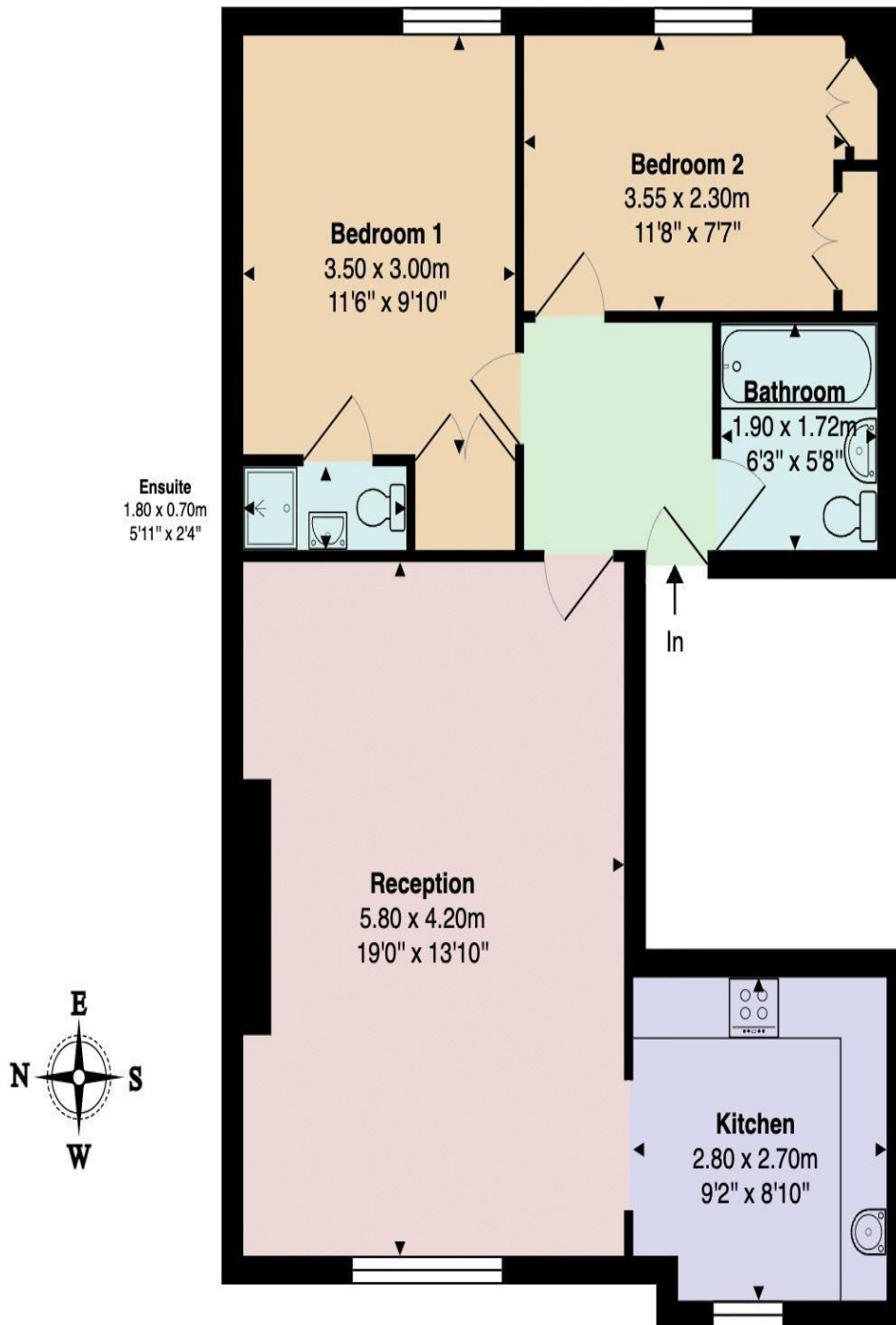


- Spacious 2 double bedroom, top floor, luxury apartment in this white stucco house in Belsize Park
- Close to Primrose Hill, Hampstead Heath and the shops, cafes & restaurants of Belsize Park and England's Lane
- 2 bedrooms, 2 bathrooms, 1 en-suite. Separate kitchen. Good storage.
- Well located for Belsize Park and Chalk Farm underground & Hampstead Heath overground stations
- Newly refurbished to an exceptional standard
- EPC: B. Council Tax: E. Leasehold 999 years from 1978. Share of Freehold



Asking Price £770,000 Subject to Contract

Parkhill Road, NW3



2nd Floor

Total Area: 62.0 m² ... 667 ft²

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 3 44 Parkhill Road LONDON NW3 2YP	Energy rating	Valid until: 7 February 2036
	B	Certificate number: 9836-6822-6500-0455-8202

Property type	Mid-floor flat
Total floor area	94 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 B. It has the potential to be B.

[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	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		