

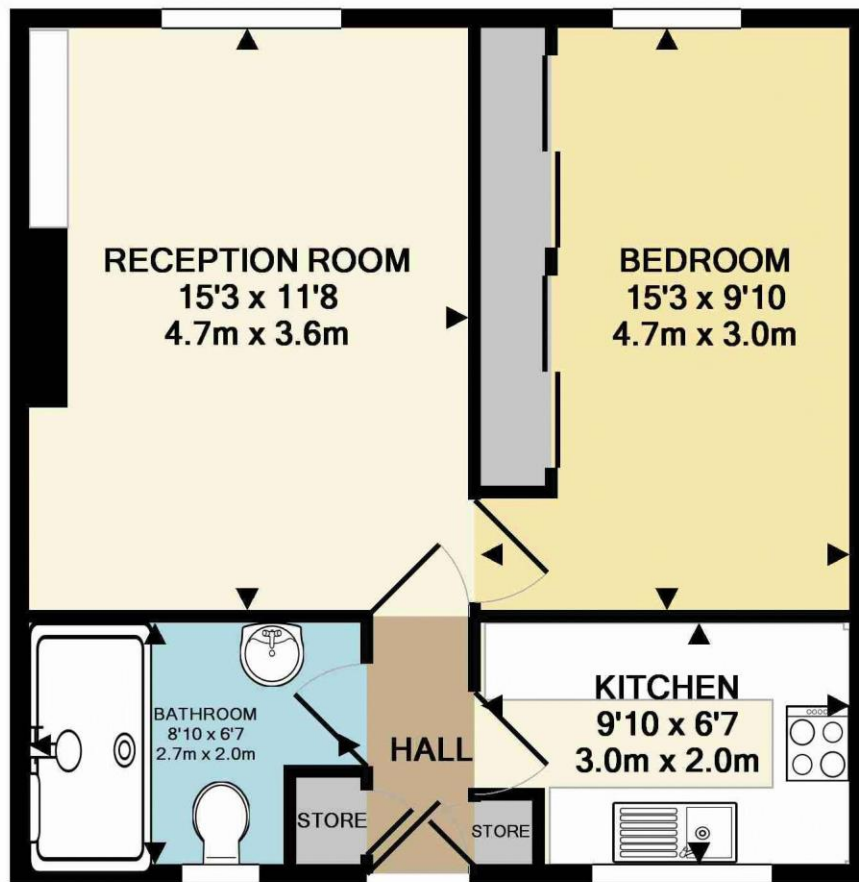
Broadfield, Broadhurst Gardens, South Hampstead



- 1 bed ground floor flat in purpose built block on Broadhurst Gardens near the corner of Fairhazel Gardens
- Separate fitted kitchen, good size reception, Spacious bedroom and luxury shower room with double shower and WC
- Council Tax: B. EPC: C. Lease 198 years from 17th March 2016
- Ideal for Finchley Road and West Hampstead stations with excellent shops including Waitrose, restaurants an 02
- Double glazed windows and use of communal gardens
- Viewing via Sole agents Rose and Co Estates 3728488



Asking Price £440,000 Subject to Contract



Rose & Co Estates

TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy performance certificate (EPC)

Flat 121 Broadfield Broadhurst Gardens LONDON NW6 3QR	Energy rating	Valid until: 6 December 2034
	C	Certificate number: 2334-3822-6409-0683-4206

Property type	Ground-floor flat
Total floor area	45 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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