

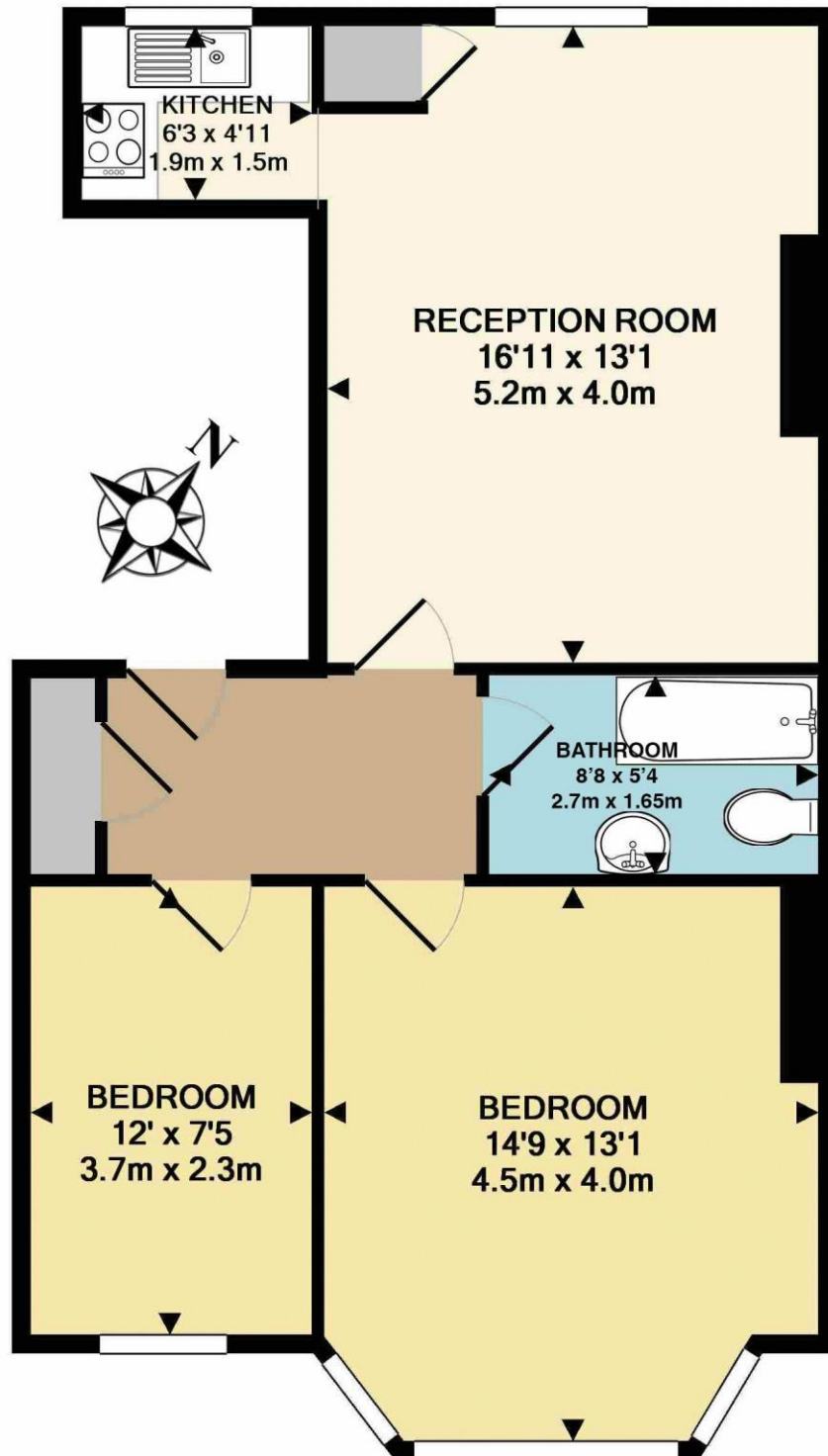
Goldhurst Terrace, South Hampstead, London



- 1st floor spacious 2 double bedroom flat in this period converted house on Goldhurst Terrace near the junction of Fairhazel Gardens
- Great size reception with high ceilings. Separate fitted kitchen
- EPC:C. Council Tax: E. Share of freehold. Lease 125 years from 25 March 1988. (Lease on completion being extended to 999 Years)
- Well located for Finchley Road & Swiss Cottage underground stations. South Hampstead overground close by (6 mins to Euston)
- 2 good size double bedrooms and bathroom. Storage cupboard
- Some images have been virtually staged to demonstrate the potential of the space. Viewing via sole agent Rose & Co Estates 020 7372 8488 Viewing via Rose & Co Estates 020 7372 8488.



Asking Price £560,000 Subject to Contract



Rose & Co Estates

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 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 3 94 Goldhurst Terrace LONDON NW6 3HS	Energy rating C	Valid until: 26 May 2032
		Certificate number: 2664-0000-7205-1312-5204

Property type	Mid-floor flat
Total floor area	56 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 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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		