

Fairhazel Gardens, South Hampstead, NW6



- Charming 3 double bedroom, 2 bathroom, split level 2nd & 3rd floor flat on Fairhazel Gardens
- Ideal for Finchley Road & Swiss Cottage underground and South Hampstead overground stations
- Main bedroom with ensuite shower and door to a wonderful roof terrace
- Located above small parade of shops in Fairhazel Gardens with side access from a cobbled Mews
- Top floor reception with vaulted ceiling and wood flooring. Fitted kitchen
- EPC:D. Council Tax:D. Leasehold 189 Years from 2019. Viewing via sole agent Rose & Co Estates 020 7372 8488

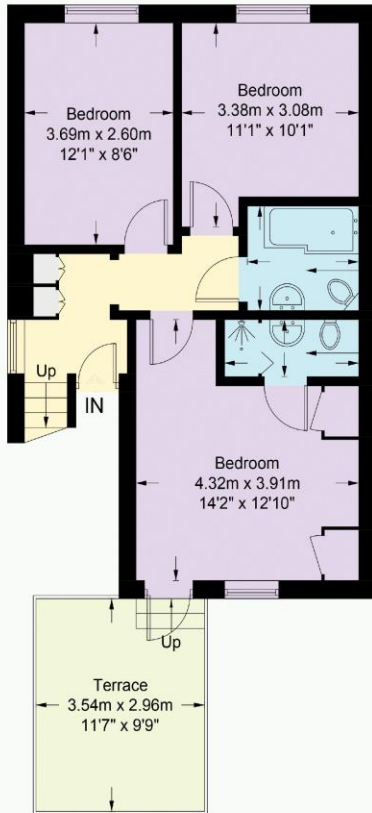
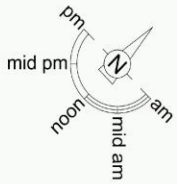


Asking Price £725,000 Subject to Contract

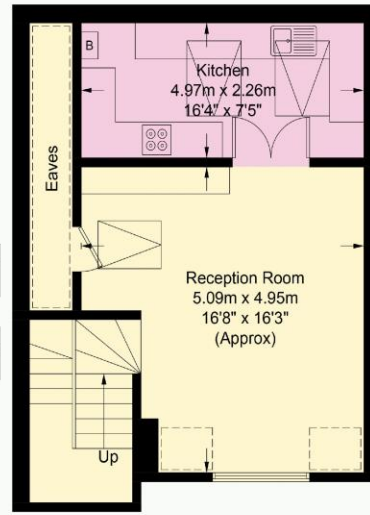
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Approximate Gross Internal Area = 1006 sq ft / 93.5 sq m

Restricted Height = 54 sq ft / 5.0 sq m



Second Floor



= Reduced headroom below 1.5m / 5'0"

Third Floor

Rose & Co Estates

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Energy performance certificate (EPC)

Flat 2 10 Fairhazel Gardens LONDON NW6 3SG	Energy rating	Valid until:	4 April 2034
	D	Certificate number:	2182-4771-4888-3050-1851

Property type	Top-floor flat
Total floor area	89 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 D. 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		73 C
55-68	D	62 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