

Holmdale Road, West Hampstead London



- Unmodernised, top floor, split level, 2 bedroom, 2 bathroom (en-suite shower) flat in this period house
- Good size reception. Open plan kitchen
- EPC:E. Council tax D. Lease 999 years from 25th March 1979. Share of Freehold
- Between West End Lane and Mill Lane with easy access to West Hampstead transport links and the many local amenities
- Currently let. Requires updating and refurbishment
- Viewing via sole agent Rose & Co Estates



Asking Price £525,000 Subject to contract



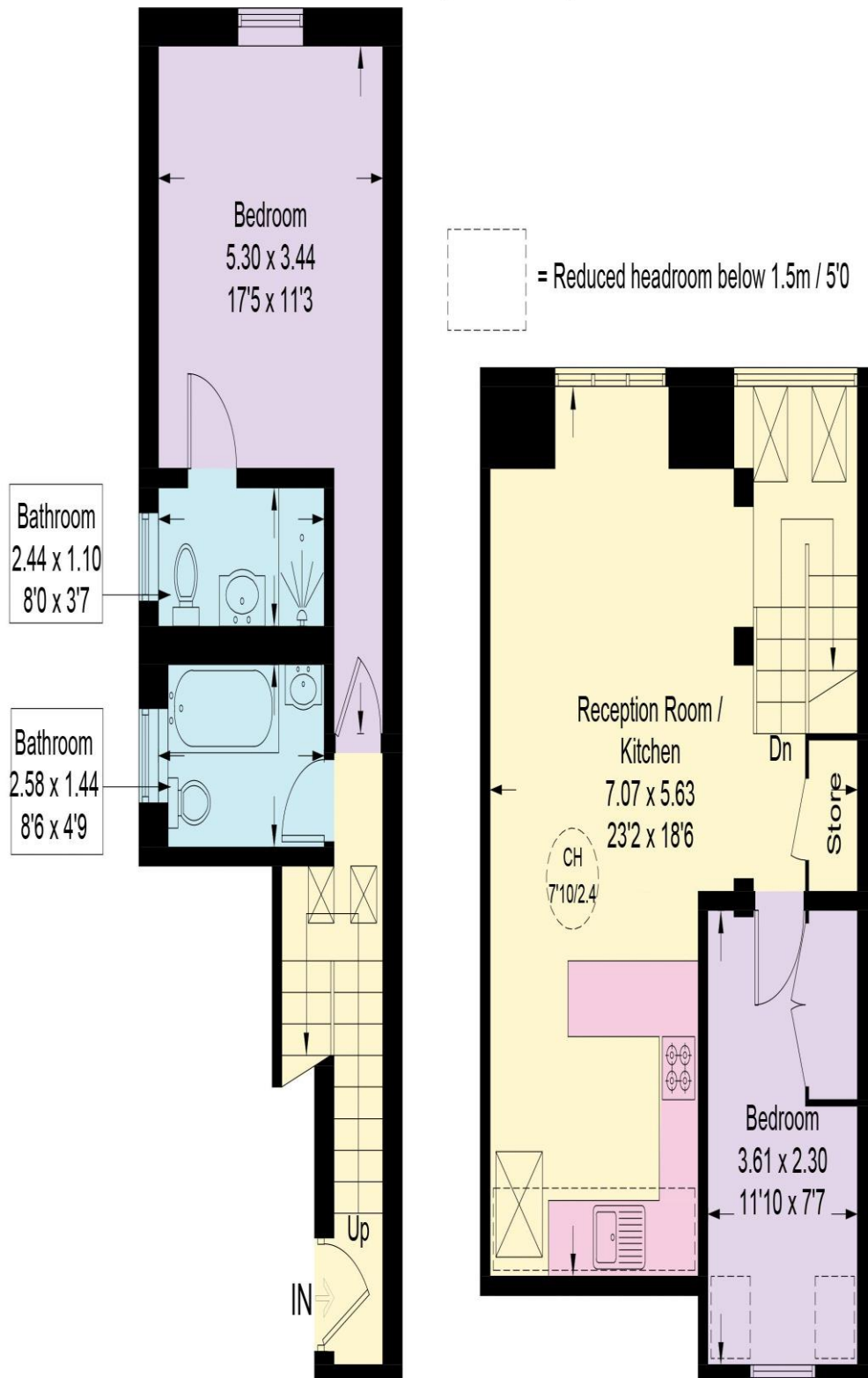
Holmdale Road, NW6

Approximate Gross Internal Area = 698 sq ft / 64.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 33 sq ft / 3.1 sq m

Total = 731 sq ft / 68.0 sq m



Second Floor

Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID931409)

Rose & Co Estates



Certified
Property
Measurer

Energy performance certificate (EPC)

Flat 4
15 Holmdale Road
LONDON
NW6 1BJ

Energy rating

E

Valid until: **16 August 2027**

Certificate number: **8173-7528-5370-8323-0996**

Property type

Top-floor flat

Total floor area

64 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>).