

Goldhurst Terrace, South Hampstead London



- Unique opportunity to purchase this split level upper floor maisonette on Goldhurst Terrace
- Private upper ground main door street entrance with stairs to upper floors. Potential to create a stunning apartment
- Leasehold 125 years from 1982. Additional 90 Years
- Well located for Finchley Road station with Waitrose and easy access to Primrose Hill and Regents Park
- Wonderful high ceilings and wood flooring. Access from top floor to a conservatory leading on to balcony
- Viewing via Sole agents Rose and Co Estates

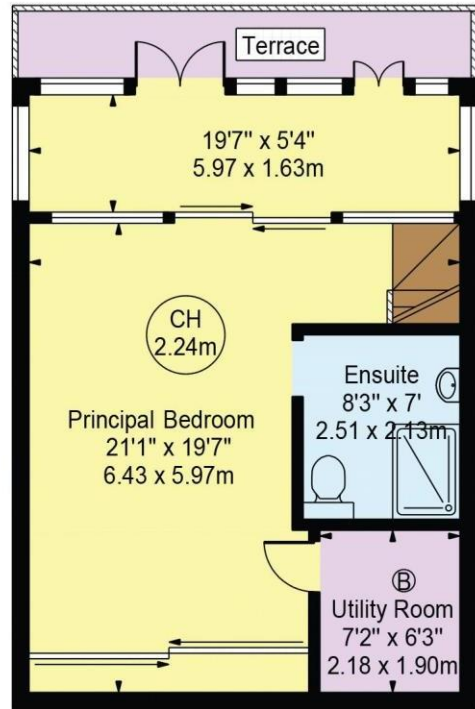


Asking Price £1,250,000 Subject to Contract

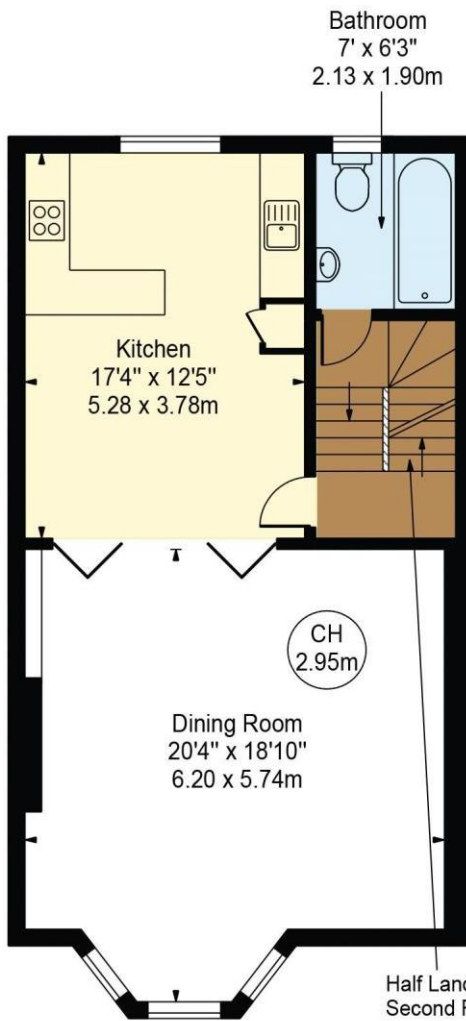
Goldhurst Terrace

Approx. Gross Internal Area 2043 Sq Ft - 189.80 Sq M

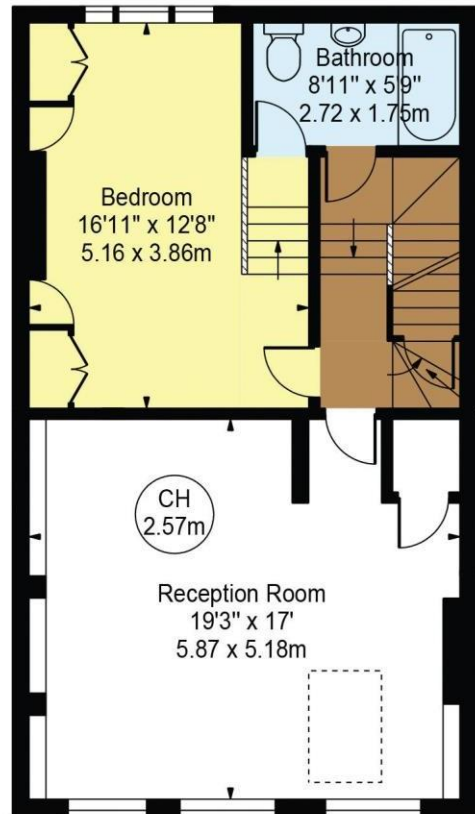
Approx. External Area Of Terrace 67 Sq Ft - 6.22 Sq M



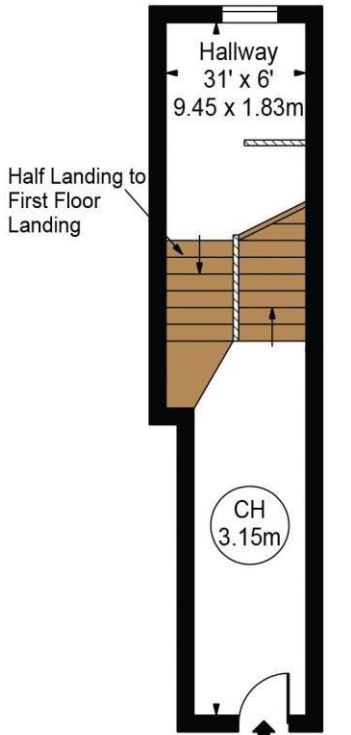
Third Floor
(515 Sq Ft - 47.85 Sq M)



First Floor
(682 Sq Ft - 63.36 Sq M)



Second Floor
(669 Sq Ft - 62.15 Sq M)



Raised Ground Floor
(177 Sq Ft - 16.44 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy performance certificate (EPC)

Goldhurst Terrace
LONDON
NW6 3HU

Energy rating

D

Valid until:

22 April 2034

Certificate number:

2202-8514-3002-0024-0702

Property type

Top-floor flat

Total floor area

166 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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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