

Goldhurst Terrace, South Hampstead,



Rose & Co Estates

- 3 bedroom, 2 bathroom (1 en-suite), split level flat on the upper floors of this period converted house on Goldhurst Terrace
- Spacious reception with wood flooring and high ceilings. Separate fitted kitchen
- Viewing via main agent Rose & Co Estates 020 7372 8488
- Ideal for Finchley Road and Swiss Cottage underground and South Hampstead overground stations
- EPC:E. Council Tax band:D. Leasehold 150 Years



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Asking Price £1,300,000 Subject to contract

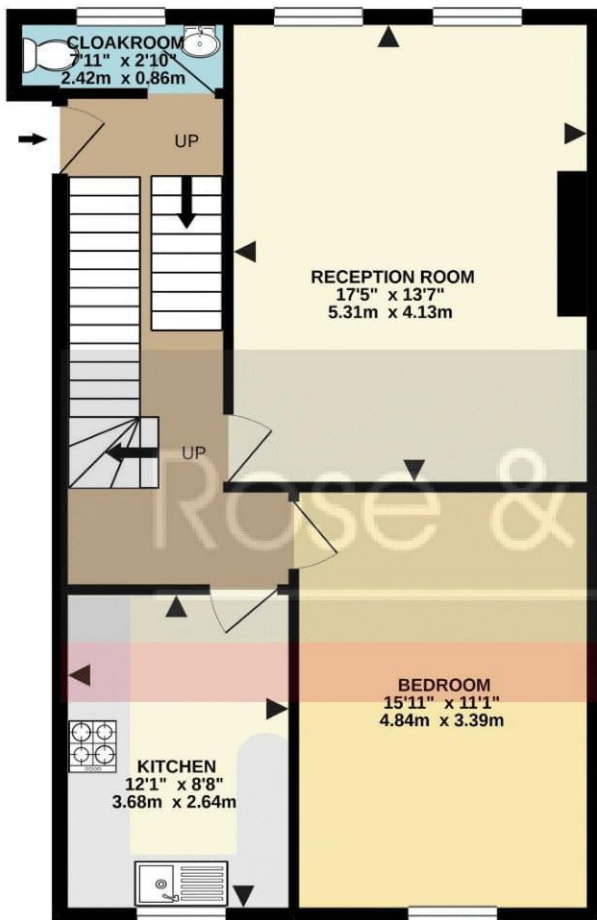
Goldhurst Terrace, NW6

Approx. Gross Internal Area:

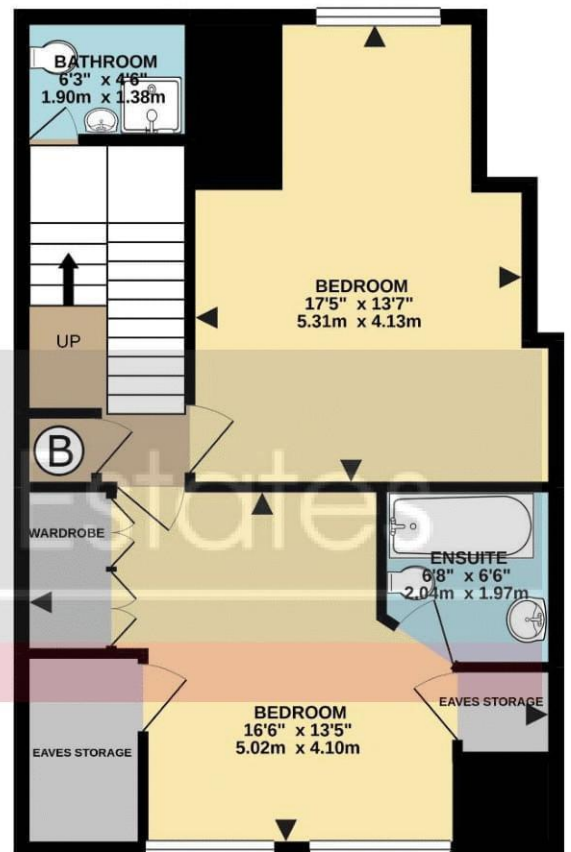
1217 sq.ft. (113 sq.m.)



SECOND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



THIRD FLOOR
559 sq.ft. (51.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

Energy performance certificate (EPC)

Second Floor Flat
58 Goldhurst Terrace
LONDON
NW6 3HT

Energy rating

E

Valid until: **24 June 2030**

Certificate number: **8500-7626-7560-3018-1296**

Property type

Top-floor flat

Total floor area

112 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60