

Broadhurst Gardens South Hampstead, NW6



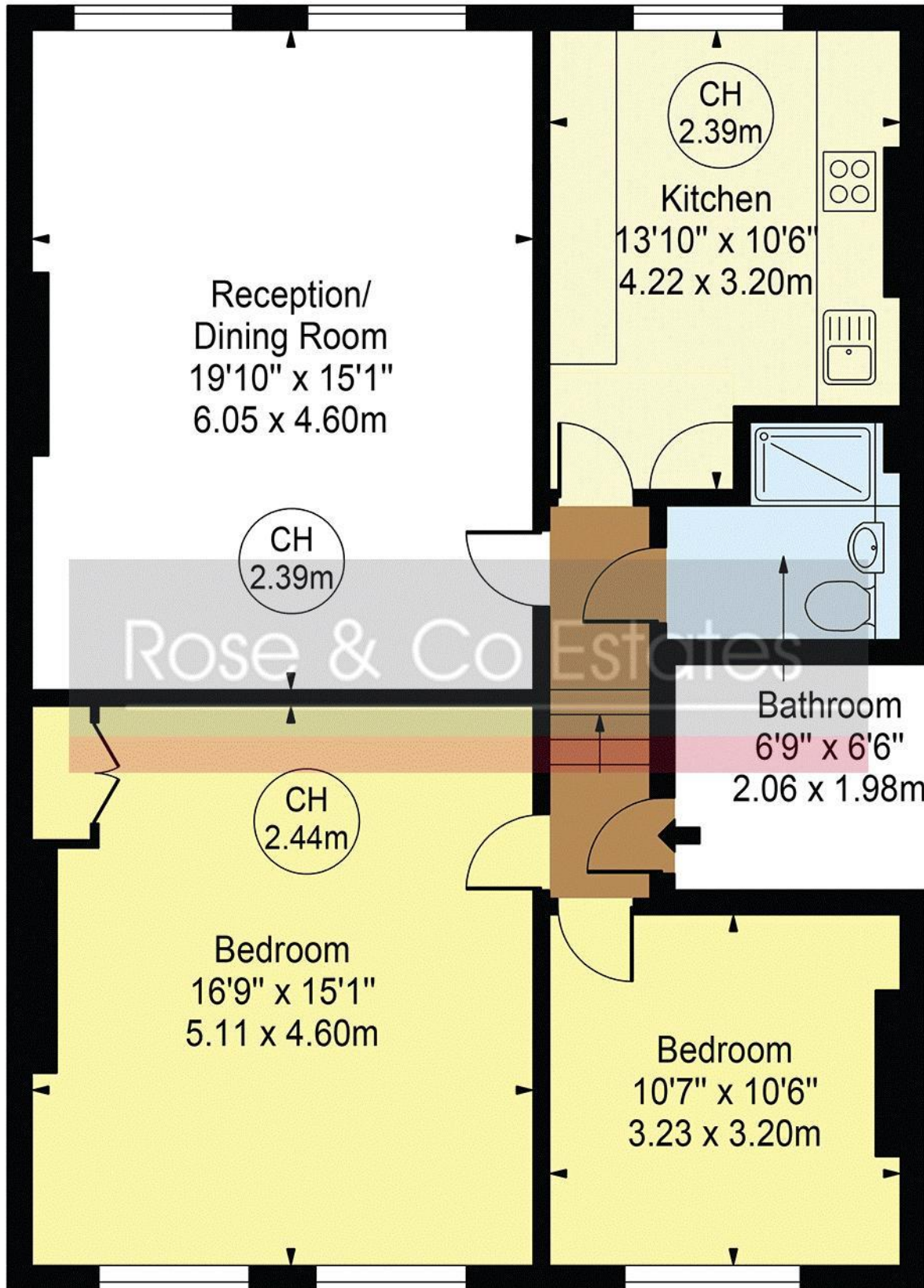
- Available 10th May. 2nd (top) floor, 2 bedroom flat in this period house on Broadhurst Gardens near the junction of Priory Road
- Excellent reception and fitted kitchen. Double glazed windows. Wood flooring. Newly built in wardrobes in main bedroom
- Furnished. EPC:C. Council Tax band E. Not suitable for sharers.
- Close to West Hampstead and Finchley Road stations. Close to the shops and restaurants on West End Lane and the O2 Centre on the Finchley Road
- Utility room on the house entrance housing washing machine and dryer. Access to the rear communal meadow
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Weekly Rental £500 Monthly £2166.66

Broadhurst Gardens

Approx. Gross Internal Area 900 Sq Ft - 83.61 Sq M



Second Floor

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)

Top Floor Flat
101 Broadhurst Gardens
LONDON
NW6 3BJ

Energy rating

C

Valid until: **8 September 2029**

Certificate number: **0718-3056-7281-6961-5944**

Property type

Top-floor flat

Total floor area

70 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 C. 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	75 c	79 c
55-68	D		
39-54	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