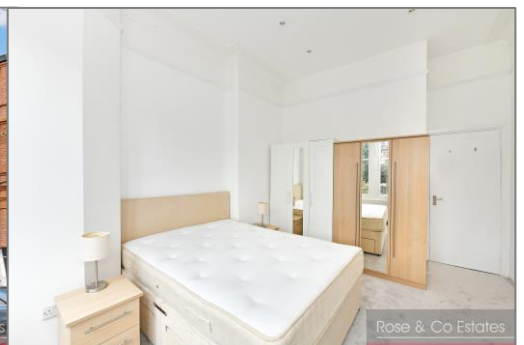


## Goldhurst Terrace, South Hampstead, NW6



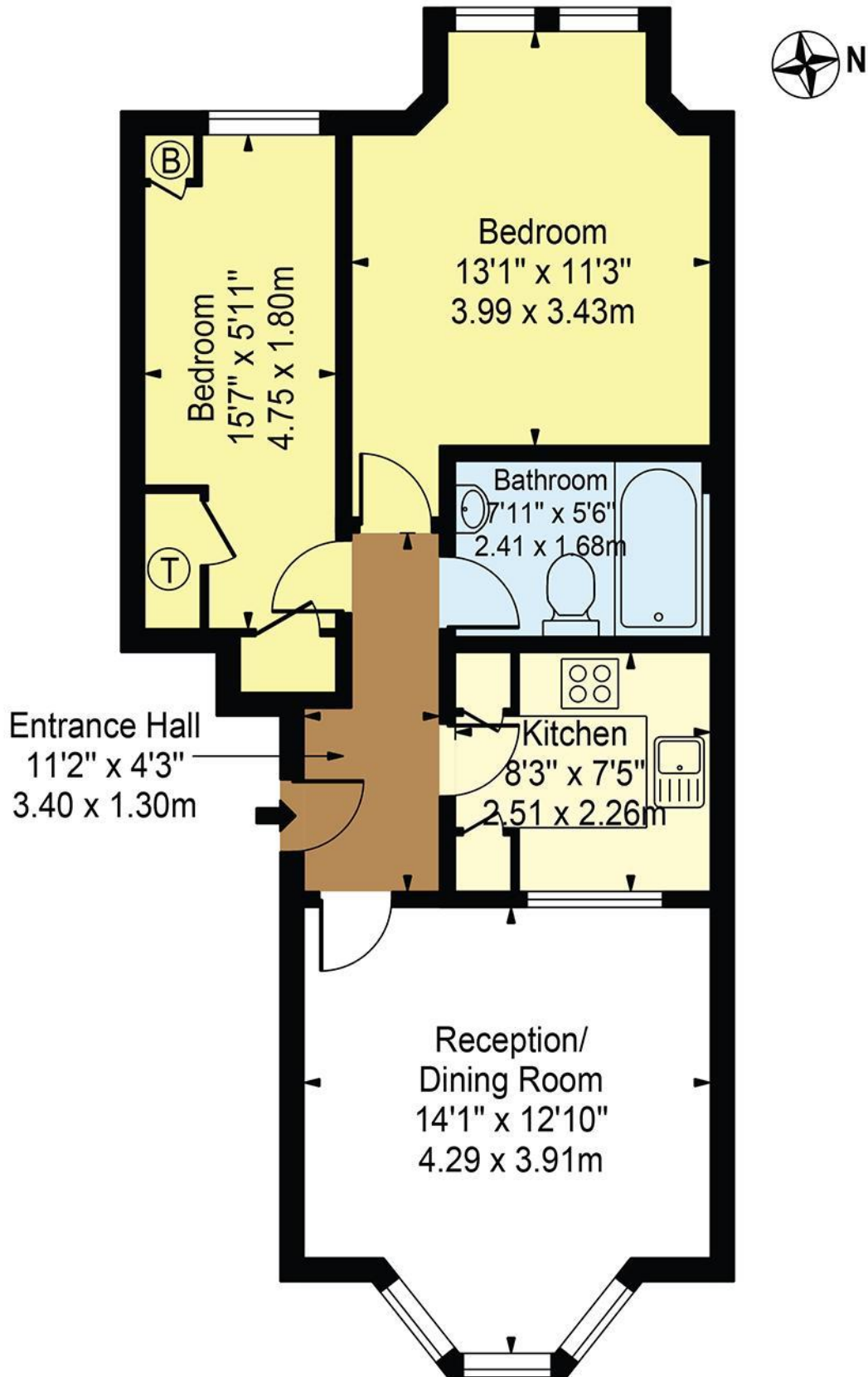
- Available from 30th June. Raised ground floor 2 bedroom flat (2nd bedroom is a study) in the top part of Goldhurst Terrace
- Delightful reception room leading to kitchen. High ceilings. Bay sash window with southerly aspect
- Furnished. Call sole agent Rose & Co Estates 020 7372 8488
- Close to South Hampstead, Swiss Cottage and Finchley Road stations
- Available from the 10th July. Good high level storage. Not Suitable for sharers
- Council tax E. EPC:D



**Weekly Rental £520 Monthly £2253**

# Goldhurst Terrace

Approx. Gross Internal Area 568 Sq Ft - 52.77 Sq M



## Raised Ground 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)

Ground Floor Flat 50 Goldhurst Terrace LONDON NW6 3HT	Energy rating  <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <span style="font-weight: bold;">24 May 2032</span>  Certificate number: <span style="font-weight: bold;">2804-4735-6529-6901-1191</span>
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Property type	Ground-floor flat
Total floor area	49 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 D. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	65   d	
39-54	E		
21-38	F		
1-20	G		