

## Sarre Road, West Hampstead, London



- Freehold Victorian period house with private garden on Sarre Road off Mill Lane and Minster Road
- Ideal for letting or converting back to a fabulous family house
- EPC:D. Council Tax as a house would be: Band G. Currently the flats are Band: E.
- Currently arranged as 2, 2 bedroom flats, both in excellent condition.
- Close to West Hampstead, Kilburn underground and Brondesbury overground stations,
- Viewing via sole agent Rose and Co Estates 020 7372 8488



**Asking Price £1,250,000 Subject to contract**

# Sarre Road

Approx. Total Internal Area 2386 Sq Ft - 221.66 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 2152 Sq Ft - 199.92 Sq M  
(Excluding Restricted Height Area)



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.

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# Energy performance certificate (EPC)

Ground Floor Flat  
64 Sarre Road  
LONDON  
NW2 3SL

Energy rating

D

Valid until 26 June 2023

Certificate number

2868-5042-7236-1907-5900

## Property type

Ground-floor flat

## Total floor area

88 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.](#)