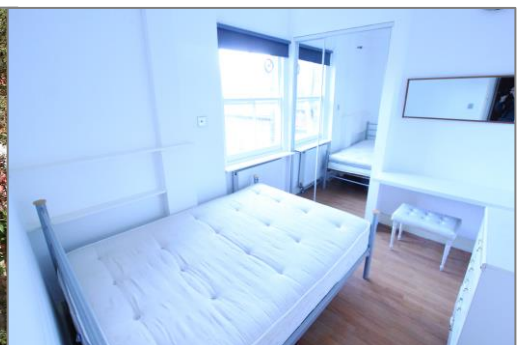


Goldhurst Terrace, South Hampstead, NW6

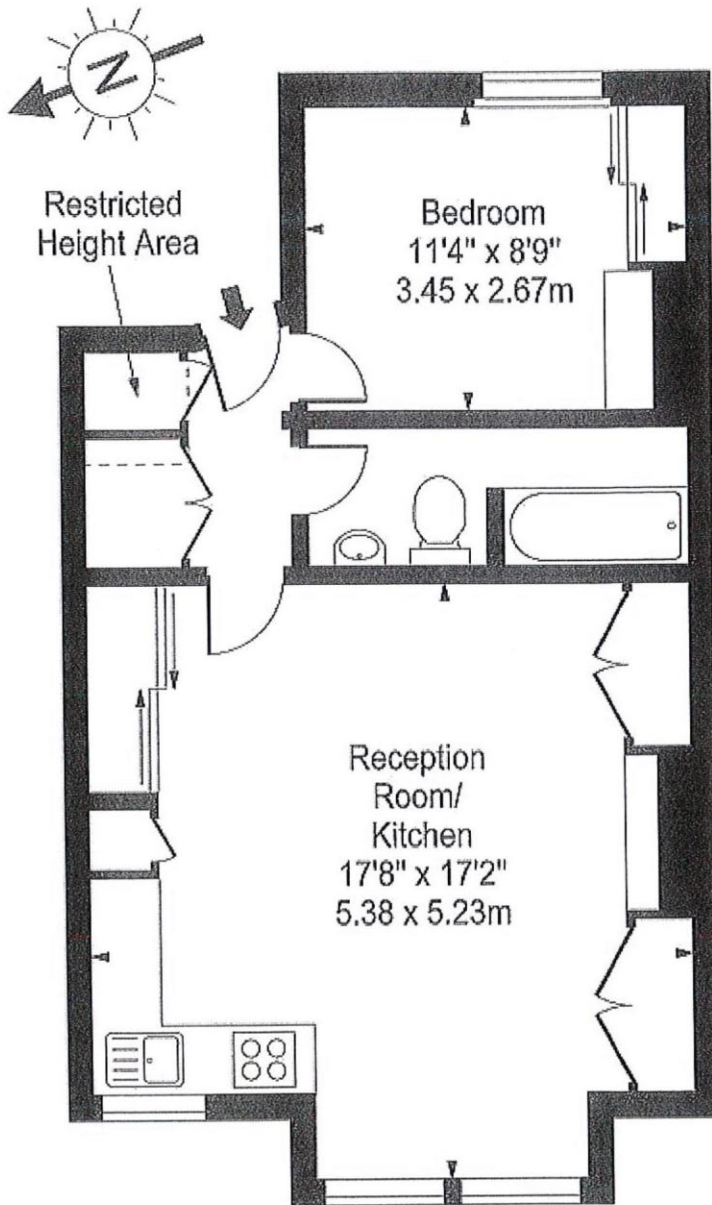


- Available 15th July. 2nd floor 1 bedroom flat on Goldhurst Terrace between Fairhazel Gardens & Finchley Road
- Good size reception with high ceiling and sash windows on to Goldhurst Terrace. Wood flooring. Excellent storage cupboards
- Furnished. EPC:D. Rent includes Council tax, Hot water. Heating. Electricity & TV licence
- Ideal for Finchley Road & Swiss Cottage underground stations. South Hampstead overground on Fairfax Road (6 mins to Euston)
- Open plan fitted kitchen with tall fridge freezer and washer dryer and oven and hob. Bathroom and WC
- Viewing via Sole agents Rose & Co Estates. 0207 372 8488



Weekly Rental £460 Monthly £1993.33

Goldhurst Terrace, NW6



Second Floor

Approx Gross Internal Area **482 Sq Ft - 44.78 Sq M**
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale

Energy performance certificate (EPC)

49, Goldhurst Terrace
LONDON
NW6 3HB

Energy rating

D

Valid until: **18 February 2022**

Certificate number: **9318-9032-6272-6752-3900**

Property type

Mid-Terrace house

Total floor area

231 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 D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 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