

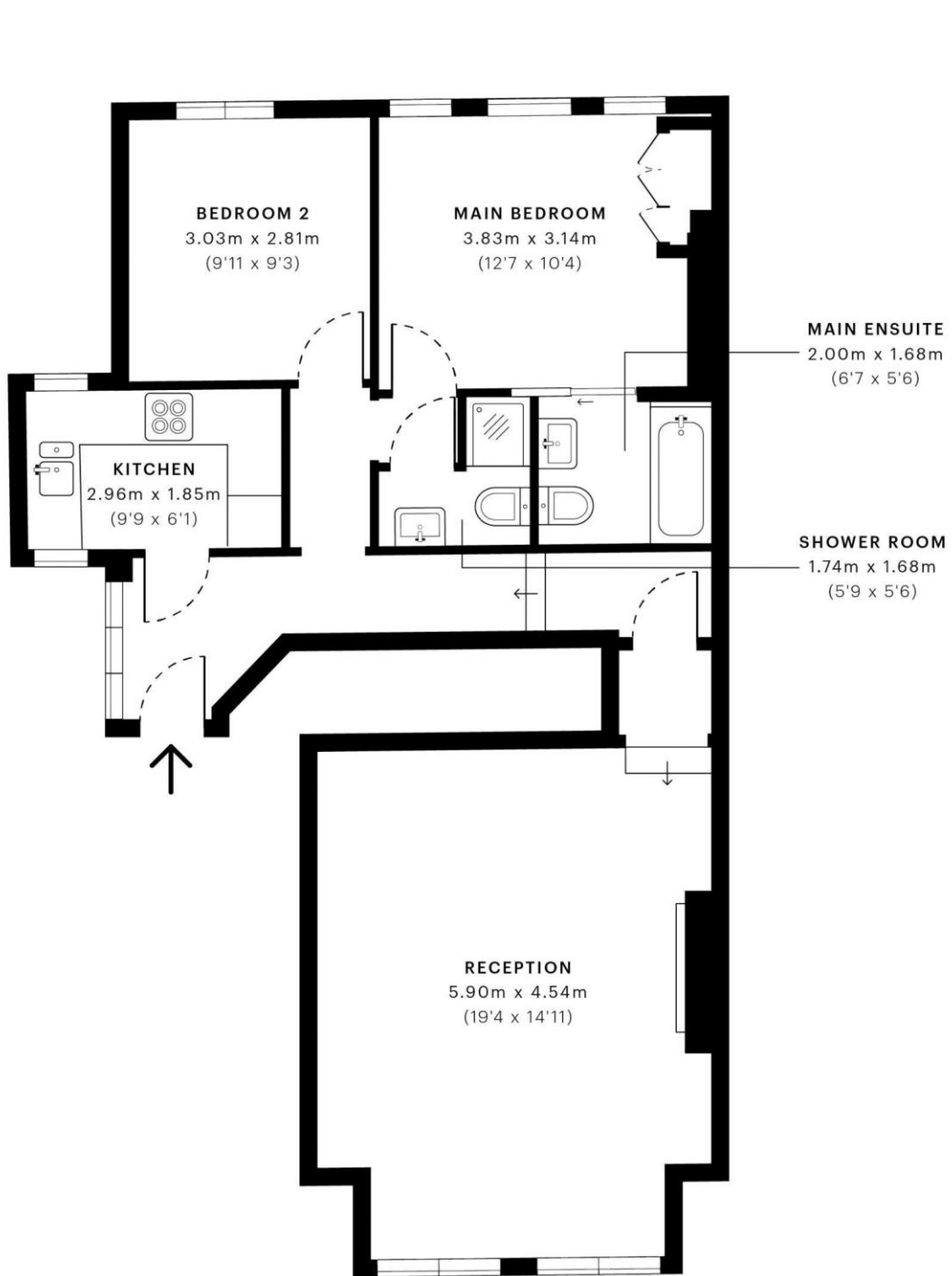
Greencroft Gardens, South Hampstead NW6



- Raised ground floor 2 bedroom 2 bathroom flat in this period house on Greencroft Gardens near the junction of Priory Road
- Wonderful reception with high ceiling, wood flooring and ornate fireplace
- 2 double bedrooms one with en-suite bathroom
- Ideal for the shops, restaurants and transport links of West End Lane with Finchley Road close by
- Separate modern fitted kitchen. Excellent high level storage
- EPC C: . Council Tax: D. Lease 999 Years from 15th October 2023. Share of freehold



Asking Price £775,000 Subject to Contract



— Raised Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
70.76 sqm / 761.65 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
66.46 sqm / 715.37 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 71.20 sqm / 766.39 sqft
IPMS 3C RESIDENTIAL 68.01 sqm / 732.05 sqft

SPEC ID 60e483a90f19a40dd8038869

Energy performance certificate (EPC)

Flat B 103 Greencroft Gardens LONDON NW6 3PE	Energy rating C	Valid until: 7 November 2033
		Certificate number: 0180-3932-2209-4657-0200

Property type	Mid-floor flat
Total floor area	70 square metres

Rules on letting this property

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

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.