

Greencroft Gardens, South Hampstead, London



Rose & Co Estates

- Superb 2 double bedroom garden floor flat on the corner building on Greencroft Gardens and Goldhurst Terrace
- Excellent accommodation with high ceilings and light and airy rooms
- Storage space. Wood flooring. Private entrance. Use of communal gardens
- Ideal for Finchley Road & Swiss Cottage underground station with the O2 centre and Waitrose moments away
- Good size reception with wood flooring and separate fitted kitchen
- Share of freehold. Lease 199 Years from 1997. EPC:D. EPC:E. Viewing via Sole agents Rose & Co Estates 0207 372 8488



Asking Price £625,000 Subject to contract



— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
79.79 sqm / 858.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
72.32 sqm / 778.45 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 80.69 sqm / 868.54 sqft
IPMS 3C RESIDENTIAL 74.55 sqm / 802.45 sqft

*Excluded from measurements

SPEC ID 627a20512427ac0e48da032f

Energy performance certificate (EPC)

GARDEN FLAT 1 & A HALF GREENCROFT GARDENS LONDON NW6 3LP	Energy rating D	Valid until: 1 June 2031 Certificate number: 2411-0117-6206-0947-1453
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Property type

Ground-floor flat

Total floor area

83 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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