Rose & Co Estates

Greencroft Gardens, South Hampstead, London



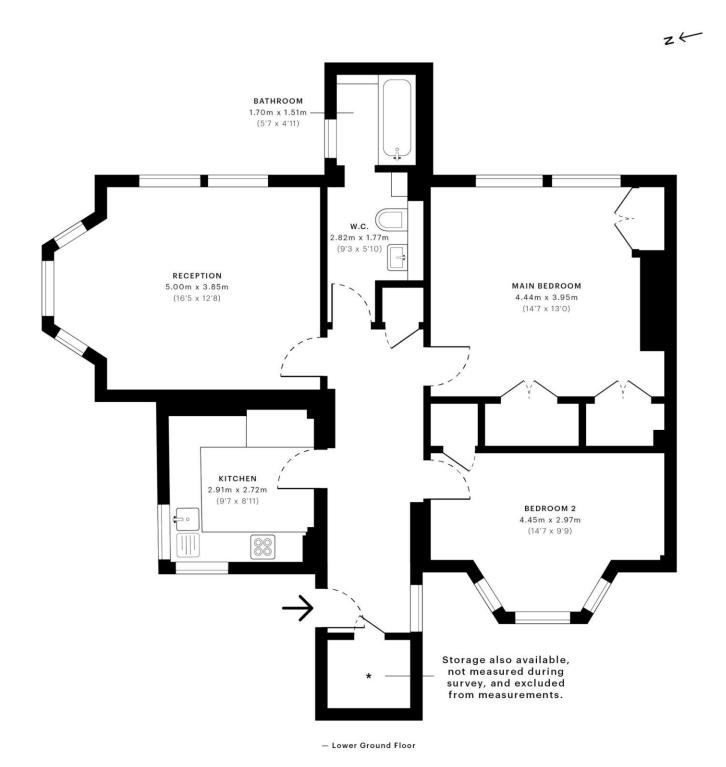
- Superb 2 double bedroom garden floor flat on the corner building on Greencroft Gardens and Goldhurst Terrace
- Excellent accommodation with high ceilings and light and airy rooms
- Storage space. Wood flooring. Private entrance. Use of communal gardens
- Ideal for Finchley Road & Swiss Cottage underground station with the 02 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

CAPTURE DATE 11/05/2022

LASER SCAN POINTS 82,601,309





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





RESTRICTED HEAD HEIGHT Limited use area under 1.5 m

0.00 sqm / 0.00 sqft





Energy performance certificate (EPC)

GARDEN FLAT 1 & A HALF GREENCROFT GARDENS LONDON NW6 3LP Energy rating

Valid until: 1 June 2031

Certificate number: 2411-0117-6206-0947-1453

Property type Ground-floor flat

Total floor area 83 square metres

Rules on letting this property

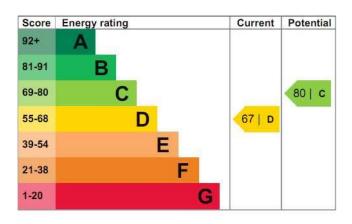
Properties can be rented if they have an energy rating from A to E.

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).

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