

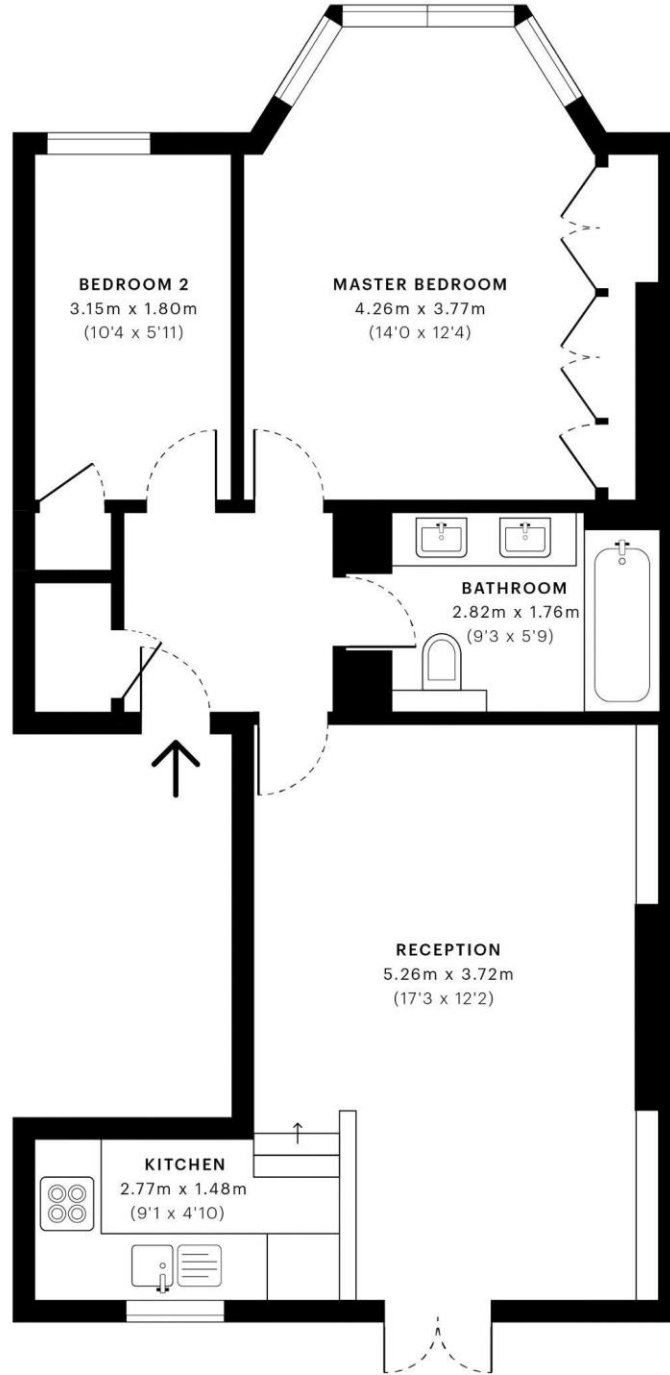
Goldhurst Terrace, South Hampstead, London



- Stunning 2 bedroom flat in this period house on the top part of Goldhurst Terrace
- Fitted kitchen with modern appliances. Modern fitted bathroom and WC
- Council tax E. EPC:C. Viewing via sole agents Rose & Co Estates 0207 372 8488
- Ideal for Finchley Road, Swiss Cottage underground stations and South Hampstead over ground with Waitrose and O2 centre close by
- Superb reception with doors to rear balcony with high ceilings and wood flooring



Asking Price £625,000 Subject to contract



—First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property.
52.2 Sqm / 562.1 Sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
50.3 Sqm / 541.8 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

Energy performance certificate (EPC)

Flat C
26 Goldhurst Terrace
LONDON
NW6 3HU

Energy rating

C

Valid until: **6 September 2031**

Certificate number: **0011-0200-8509-9905-5304**

Property type

Mid-floor flat

Total floor area

51 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 C. 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	69 c	80 c
55-68	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