

Goldhurst Terrace, South Hampstead London

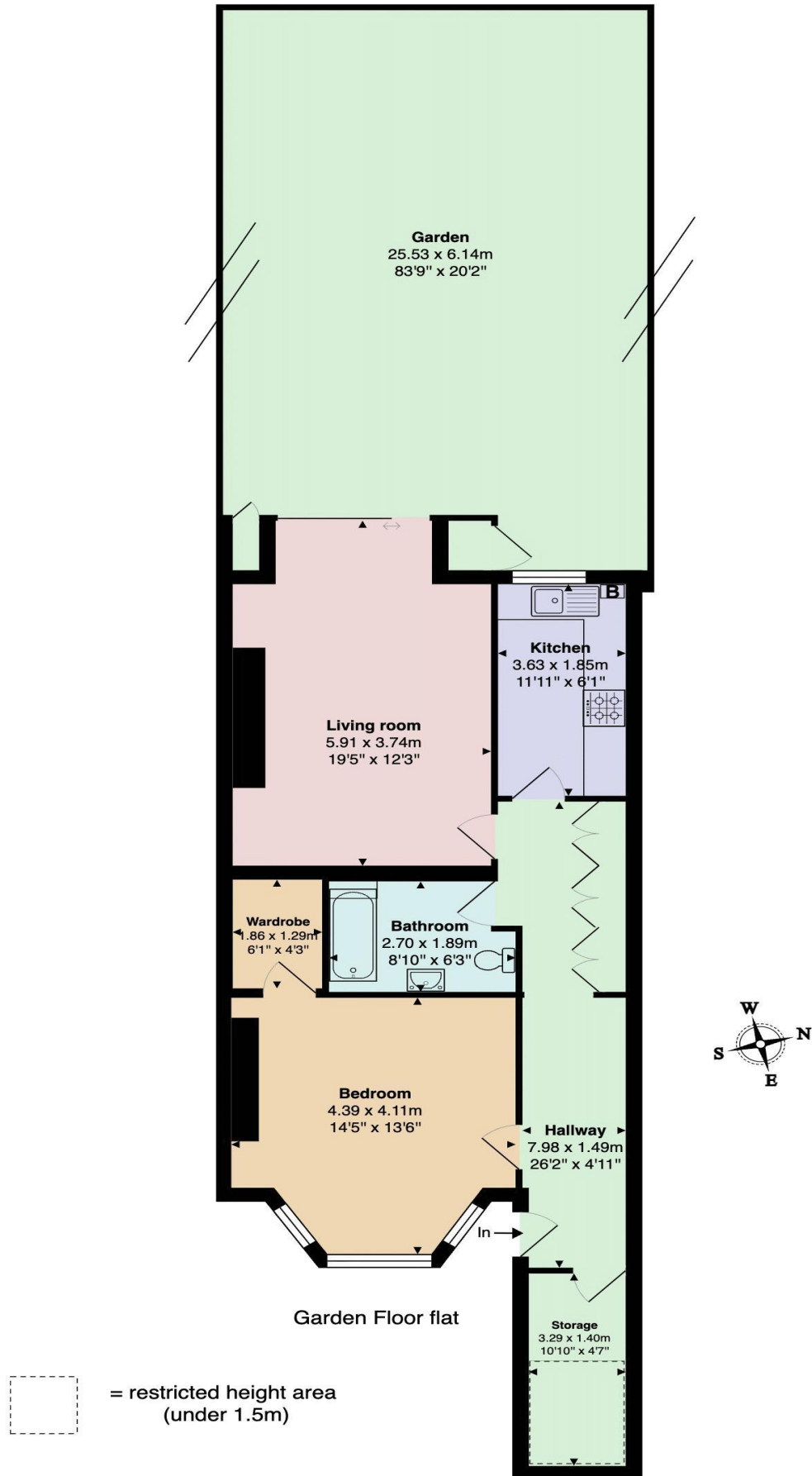


- Fantastic opportunity to purchase this spacious and full of potential 1 bedroom flat in this period house on Goldhurst Terrace
- Easy reach of West Hampstead village with its many transport links and cafe's. Primrose Hill and Regent's Park also close by
- Separate fitted kitchen. Double bedroom with walk in closet. Bathroom. Plenty of storage space
- Ideally located for easy access to Finchley Road and South Hampstead stations, 02 Centre and Swiss Cottage Library and gym
- Superb reception room with sliding doors to a spectacular rear garden
- Potential to extend to rear like many other properties in the area subject to necessary consents from the Freeholder and Camden



Asking Price £595,000 Subject to Contract

Goldhurst Terrace, NW6



Total Area: 68.1 m² ... 733 ft² (excluding garden)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.

Energy performance certificate (EPC)

32a Goldhurst Terrace LONDON NW6 3HU	Energy rating D	Valid until: 15 September 2036
		Certificate number: 7908-0596-8002-0091-0502

Property type	Basement flat
Total floor area	65 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 energy rating is D. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		