

## Gondar Gardens, West Hampstead London

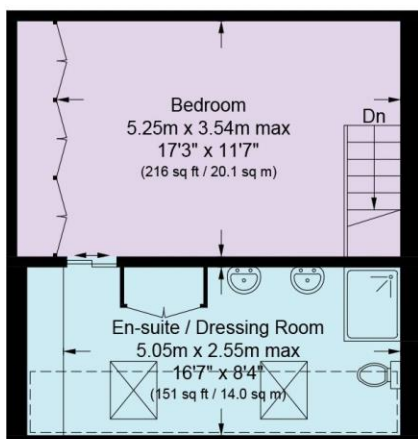


- Exceptional 5 storey, Freehold, 6 bedroom, 5 bathroom mid-terrace family home on Gondar Gardens
- Stunning double reception with high ceilings and fireplaces. Wonderful kitchen breakfast room leading to another reception area
- Fantastic rear garden leading up to raised areas. EPC:E. Council Tax G
- Well located off Agamemnon Road close to the open space of Fortune Green. Easy access to the amenities of West Hampstead
- The house has been beautifully restored to its full potential with the lower floor that could be a self contained flat
- Viewing via Joint Sole agent Rose & Co Estates 020 7372 8488

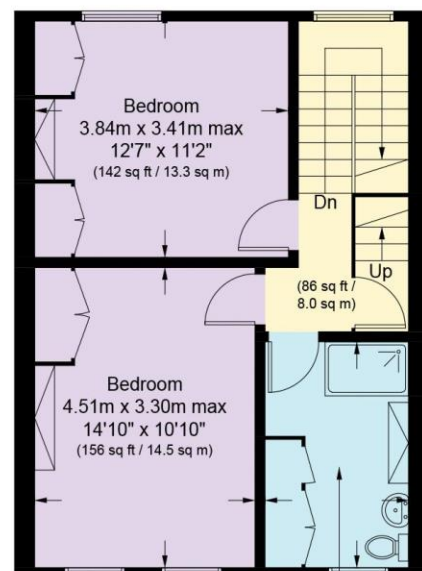


**Asking Price £3,250,000 Subject to contract**

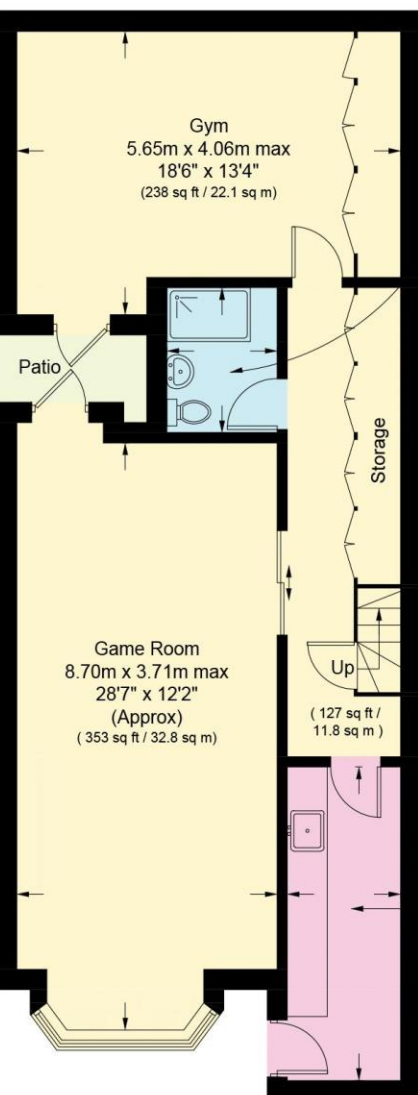
Approximate Gross Internal Area  
 Basement = 874 sq ft / 81.2 sq m  
 Ground Floor = 1175 sq ft / 109.2 sq m  
 First Floor = 733 sq ft / 68.1 sq m  
 Second Floor = 485 sq ft / 45.1 sq m  
 Third Floor = 320 sq ft / 29.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 57 sq ft / 5.3 sq m  
 Total = 3644 sq ft / 338.6 sq m



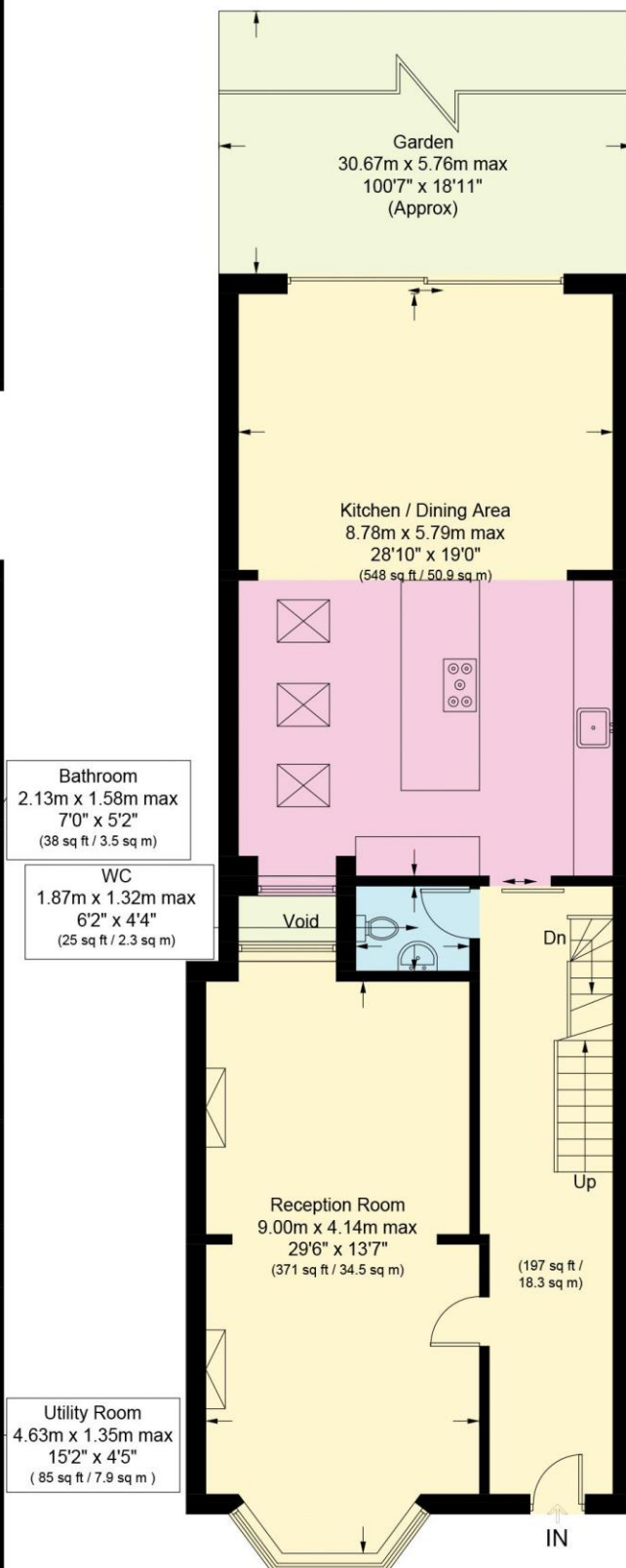
**Third Floor**



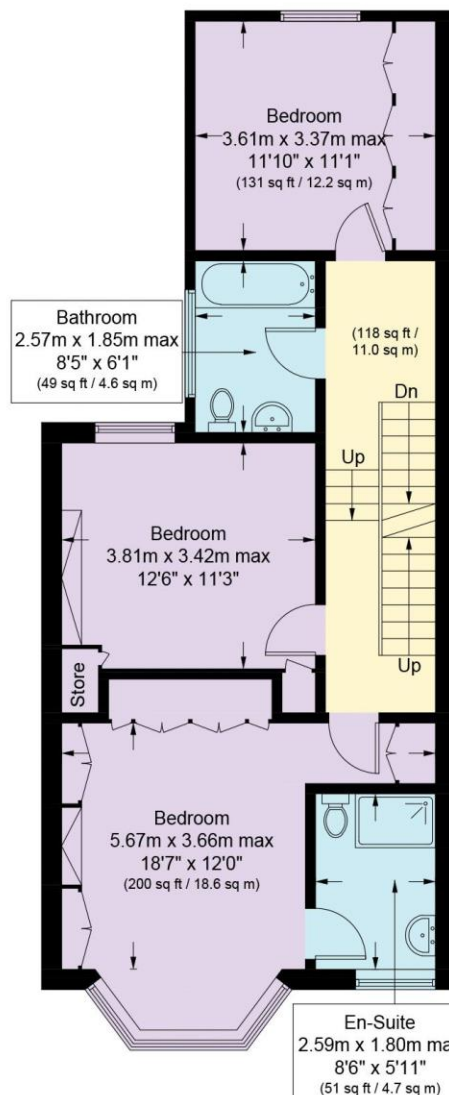
**Second Floor**



**Basement**



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

38 Gondar Gardens  
LONDON  
NW6 1HG

Energy rating

E

Valid until:

19 February 2034

Certificate number: 0029-0200-3504-6802-5700

Property type

Mid-terrace house

Total floor area

379 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 E. It has the potential to be D.

[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		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		