

Fairhazel Gardens, South Hampstead, London

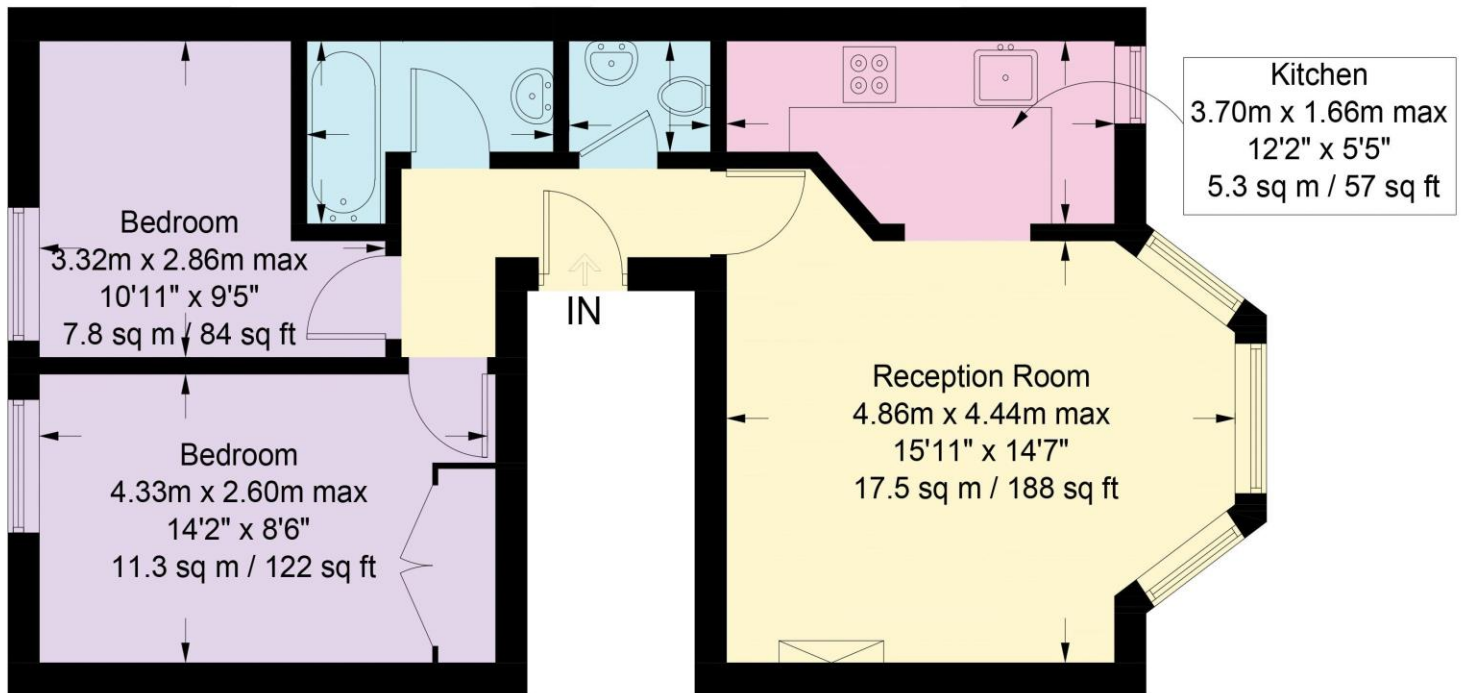


- Superb 2nd floor, 2 bedroom flat in this period house with use of the spectacular 3 acre communal gardens
- Reception room with wood floors, high ceilings and stunning views of the gardens. Fitted kitchen.
- Located between Canfield & Greencroft Gardens close to West Hampstead, Finchley Road & Swiss Cottage stations
- Leasehold. 125 years from the 24th June 1993
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £625,000 Subject to Contract

Approximate Gross Internal Area
571 sq. ft. / 53.0 sq. m.



Second Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1106745)

Energy performance certificate (EPC)

Second Floor Flat 64 Fairhazel Gardens LONDON NW6 3SL	Energy rating C	Valid until: 8 June 2031
		Certificate number: 0113-3002-6206-9599-2204

Property type	Mid-floor flat
Total floor area	50 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 C. 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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		