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GOLDHURST TERRACE  
SOUTH HAMPSTEAD  
LONDON  
NW6 3HA

FREEHOLD

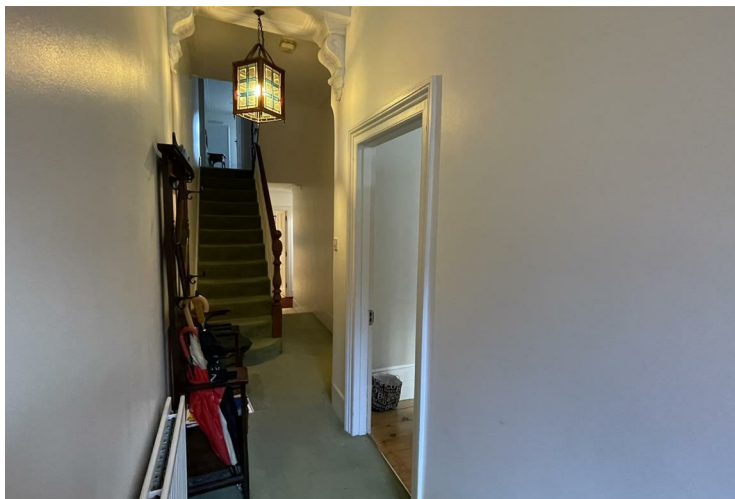
**ASKING PRICE** £3,750,000  
SUBJECT TO CONTRACT

We are delighted to offer for the first time in over 40 years this rare opportunity of a mid-terraced family Victorian residence, benefiting off-street parking to the front and a very large rear south-facing private garden.

The house has fantastic scope for refurbishment and benefits many original Victorian features and has a large rear extension and the opportunity to enlarge with the easily accessed attic and large cellar with good ceiling height.

The house is currently arranged as a single house with a separate self-contained one-bedroom unit with Approx 2,600 sq ft of existing accommodation.

Located in this highly desired residential address providing easy and ideal transportation links and excellent local amenities.



## FEATURES

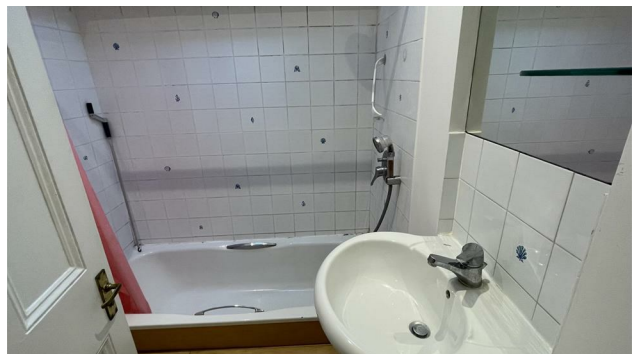
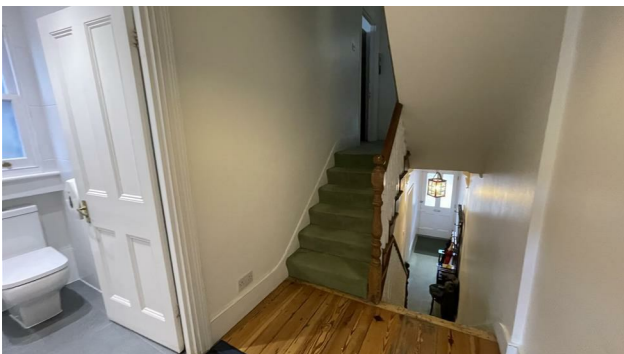
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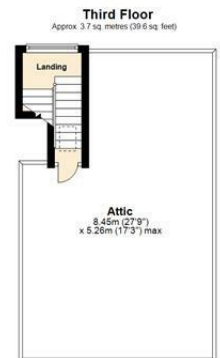
TENURE: Freehold

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COUNCIL TAX:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**IMPORTANT NOTICE**

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates