



Netherhall Gardens | London | NW3

£1,150 Per Week (Plus Fees)

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ADN
RESIDENTIAL

An exceptional three double bedroom apartment arranged over the top two floors of a prominent period property located in the heart of Hampstead. This outstanding property has been refurbished to the highest of standards whilst retaining many period features. As you enter the property you are greeted by a generous hallway with a study area leading onto the beautiful reception room with open plan kitchen. The principal bedroom offers good built in storage and en-suite shower room, two further double bedrooms (one with an en-suite shower room) and a family bathroom. Additional benefits include, wooden flooring, double glazed windows and access to lovely communal gardens.

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- | | |
|------------------------------------|-------------------------|
| • Three bedrooms | • Three bathrooms |
| • Open plan kitchen/reception room | • Study area |
| • Wooden flooring | • Double glazed windows |
| • Communal gardens | • Permit parking |
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Deposit: £6,900
£1,150 Per Week (Plus Fees)
Unfurnished
Council Tax Band: G
EPC: C



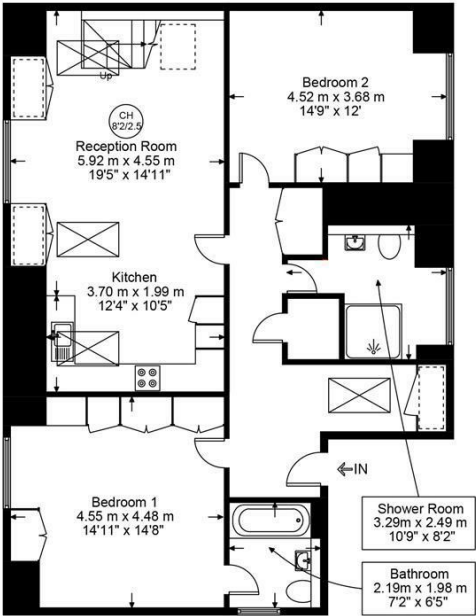
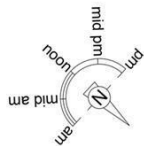




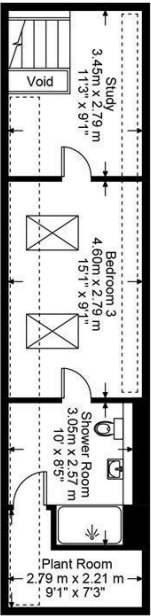
Netherhall Gardens, NW3

Approximate Gross Internal Area = 1456 sq ft / 135.3 sq m

Restricted Height = 125 sq ft / 11.6 sq m



Second Floor

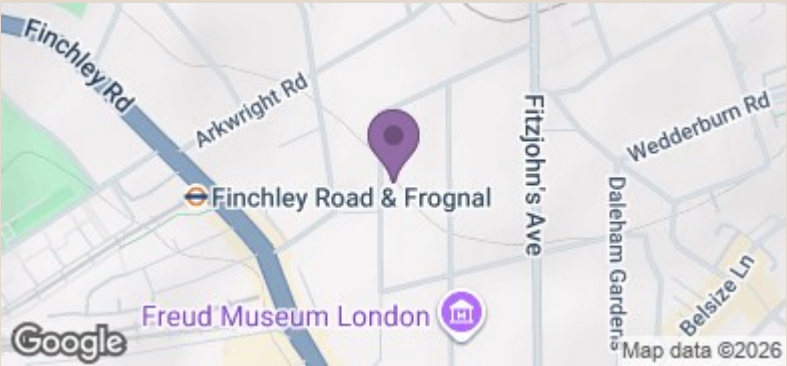


Third Floor

= Reduced headroom below 1.5m/ 5' 0



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	68	79
EU Directive 2002/91/EC		

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