



Netherhall Gardens | London | NW3

£1,475 Per Week |

 2  2  1  C

ADN
RESIDENTIAL

An exceptional two double bedroom apartment arranged over the entire raised ground floor 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 leading onto a stunning reception room with semi open plan kitchen and private balcony with direct access onto the communal gardens. The principal bedroom suite offers a walk through wardrobe and en-suite shower room, the second bedroom is also a great size with built in storage, family bathroom and separate utility room. Additional benefits include 3.1m high ceilings, wooden flooring and double glazed windows.

-
- | | |
|------------------------|-------------------------|
| • 2 Bedrooms | • Reception Room |
| • Fully Fitted Kitchen | • 2 Bathrooms |
| • Balcony | • Communal Gardens |
| • Wooden Flooring | • Double Glazed Windows |
-

Council Tax Band: G
EPC: C

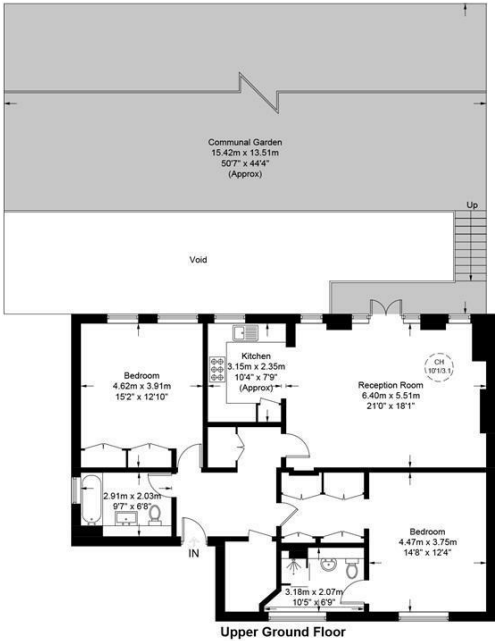
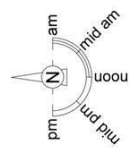




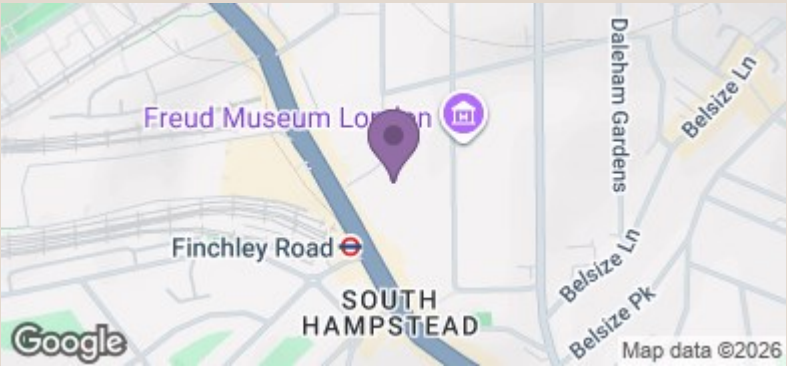



Netherhall Gardens, NW3

Approximate Gross Internal Area = 1212 sq ft / 112.6 sq m



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 | | 83 |
| (81-91) | B | | |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

info@adnresidential.co.uk | 020 7407 5155