



Family House in Quiet Residential Area with Garden and Garage

Sheridan Walk, Hampstead Garden Suburb, NW11

Available 26 August -£750 per week* (£3,250 pcm)

*Additional fees apply

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- Double reception room
- Fully fitted kitchen
- Master bedroom with en suite bathroom
- Second double bedroom
- Third single bedroom/study
- Family bathroom
- Guest WC
- Private garden
- Double garage
- Mains water/sewerage/electric/gas
- Gas central heating

This rarely available spacious modern style family house is arranged over two floors and offers ample living accommodation that's flooded with natural light. This charming home has a split level double reception room with patio doors onto a pretty patio garden that leads directly into a double width garage. Sheridan Walk is located on a quiet residential turning within close proximity to Temple Fortune for its extensive shops and restaurants and a short walk to the open spaces of the Heath Extension.

- Available 26 August - Unfurnished
- Barnet Council Tax Band: G £3,238.73 PA
- EPC Rating: 75/C
- Approx. Gross Internal Area: 1,113 Sq Ft
- Security Deposit: £3,750 (5 wks rent)
- Holding Deposit: £750 (1 wks rent)



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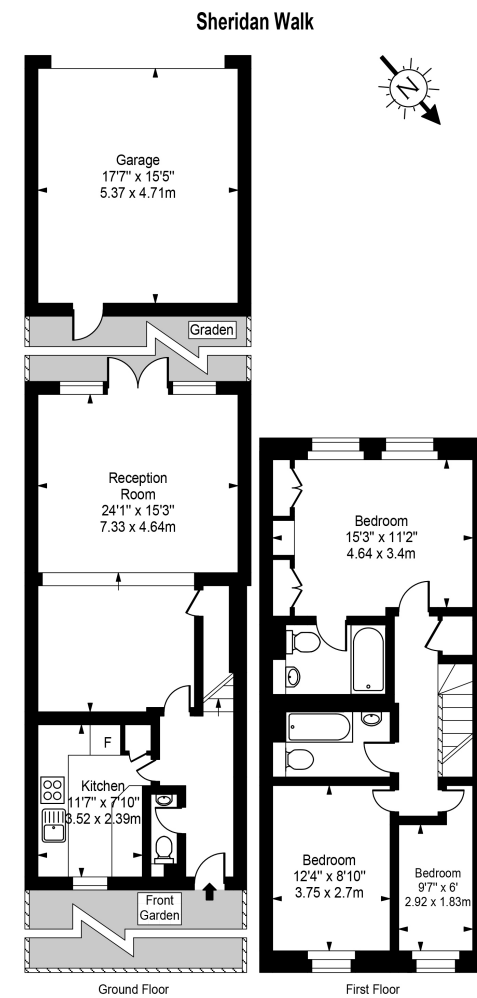
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Approx Gross Internal Area: **1,113 Sq Ft / 103.40 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.



Approx Gross Internal Area **1113 Sq Ft - 103.40 Sq M**
 Approx Gross Internal Area Including Garage and Storage **1138 Sq Ft - 105.72 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown.
 Floor plan by www.bestangle.co.uk

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included