



Generous Two Bedroom Apartment with Large Terrace in Peaceful South Hampstead

Greencroft Gardens, South Hampstead, NW6

Available 19 February - £595 per week* (£2,578.33 pcm)

*Additional fees apply

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- Reception room with balcony
- Fully fitted kitchen
- Principle bedroom
- Second single bedroom
- Bathroom
- Decked terrace
- Off street parking on a first come first served basis
- Mains water/sewerage/electric/gas
- Gas central heating

Set in a much sought after location in the heart of South Hampstead, this generous apartment is arranged over the first floor of a handsome Victorian house. The apartment offers bright and ample living accommodation along with wood floors to the reception and hallway and benefits from a south facing decked terrace. There are shared parking spaces to the front of the property, available on a first come first served basis. Greencroft Gardens is located in peaceful South Hampstead, moments walk from a vast array of shops, amenities and transport links of Finchley Road and West End Lane, including Thameslink and Overground/Underground train lines.

- Available 19 February (Long Let) - Unfurnished
- Camden Council Tax Band: E £2,457.37 PA
- EPC Rating: 69/C
- Approx. Gross Internal Area: 668 Sq Ft
- Security Deposit: £2,975 (5 wks rent)
- Holding Deposit: £595 (1 wks rent)



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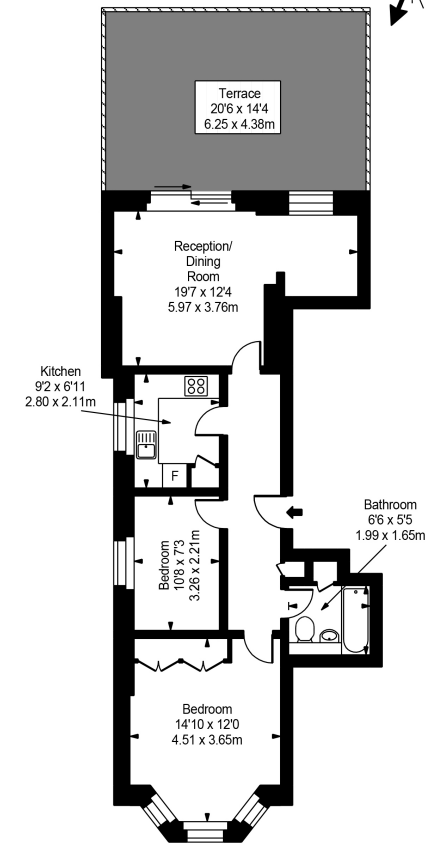
*Additional fees apply

Approx Gross Internal Area: **668 Sq Ft / 62.06 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	78 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.

Greencroft Gardens



First Floor

Approx Gross Internal Area **668 Sq Ft - 62.06 Sq M**
 Approx Gross External Area **301 Sq Ft - 28.0 Sq M**

For Illustration Purposes Only - Not To Scale
 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