



## Beautiful Raised Ground Floor Apartment of Magnificent Proportions

Greenaway Gardens, Hampstead, NW3

Available Early September - £1,950 per week (£8,450 PCM) \*Fees may apply

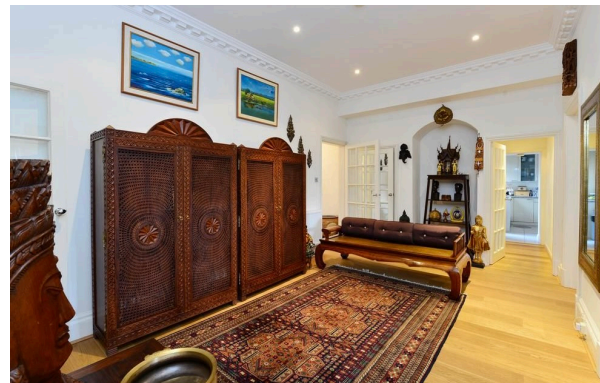
Greenaway Gardens, Hampstead, NW3

£000 per week

- 23ft Reception room
- Dining room
- Fully fitted eat-in kitchen
- Principle bedroom with en suite shower room & storage
- Three further double bedrooms
- Family bathroom
- Communal garden

We are delighted to be offering this beautiful raised ground floor apartment of magnificent proportions, forming part of a well kept period house, in one of the most prestigious (and quiet!) roads in Hampstead, and benefiting from its own entrance, on site parking, and use of a beautiful communal garden. The property is just a short walk from the fashionable shops and restaurants of Hampstead and West Hampstead, and within easy reach of the Northern, Jubilee, Metropolitan, and North London overground lines. Various bus routes are also a short walk away.

- Available Beg September - Unfurnished
- Camden Council Tax Band: H £3,800.32 PA
- EPC Rating: 62/D
- Approx. Gross Internal Area: 2,403 Sq Ft



Greenaway Gardens, Hampstead, NW3

Available Early September - £1,950 per week (£8,450 PCM) \*Fees may apply



## Beautiful Raised Ground Floor Apartment of Magnificent Proportions

Greenaway Gardens, Hampstead, NW3

Available Early September - £1,950 per week (£8,450 PCM) \*Fees may apply



## Beautiful Raised Ground Floor Apartment of Magnificent Proportions

Greenaway Gardens, Hampstead, NW3

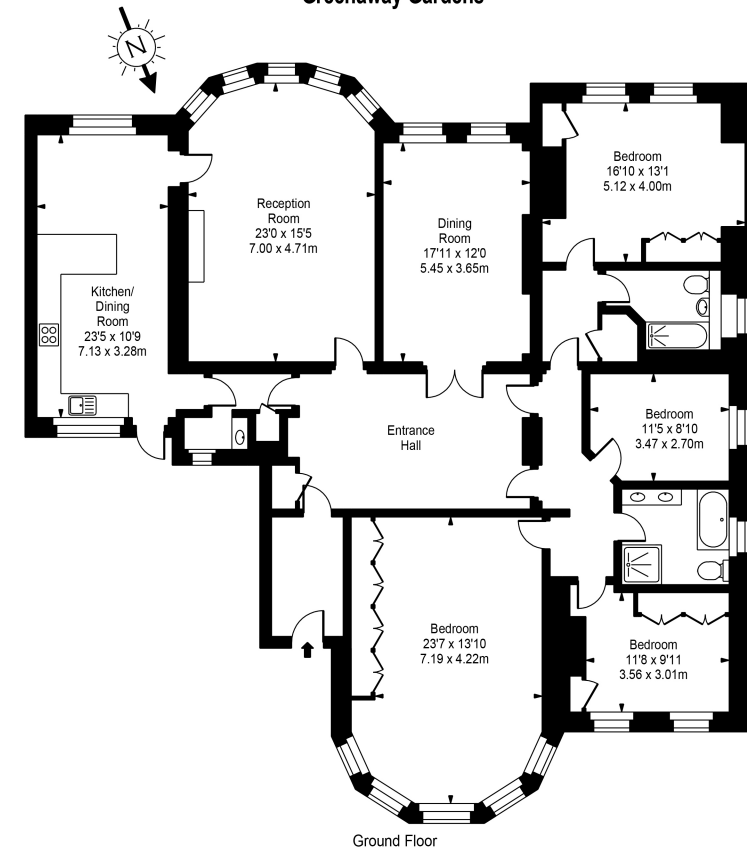
Available Early September - £1,950 per week (£8,450 PCM) \*Fees may apply

Approx Gross Internal Area: **2,403 Sq Ft / 223.24 Sq M**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>80 C</b>
55-68	<b>D</b>	<b>62 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

\* 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.

### Greenaway Gardens



Approx Gross Internal Area **2403 Sq Ft - 223.24 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, miss-statement 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