



Spacious Lateral Apartment With Extensive Communal Gardens

Leinster Mansions, Langland Gardens, Hampstead, NW3
Available 18 September - £1,675 per week (£7,258.33 pcm)

*Additional fees may apply

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- Reception room
- Fully fitted kitchen/dining room
- Cinema room
- Principal bedroom with en suite bathroom
- Three further bedrooms (2 doubles)
- Three bath/shower rooms (2 en suite)
- Extensive communal garden (by subscription)
- Close to USC and other private/state schools

We are delighted to present an exceptionally large (2450 sq ft / 227 sq meters) apartment in this well kept Hampstead mansion block. The flat has access to a 3 acre communal garden (by subscription) incorporating a children's playground, exercise area, rose gardens and swathes of lawns that host birthday parties and other events. Presented in very good decorative order, this property has flexible accommodation that includes a designated cinema room (good for parties), 4 generous double bedrooms (3 of which are en-suite) and has been a wonderful family flat in the past. Leinster Mansions is situated within Langland Gardens with easy access to the array of restaurants, boutiques of Hampstead Village, is equidistant (12 minute walk) to both Hampstead underground station (Northern Line) and Finchley Road Station (Jubilee & Metropolitan Line) as well as other comprehensive public transport connections along Finchley Road.

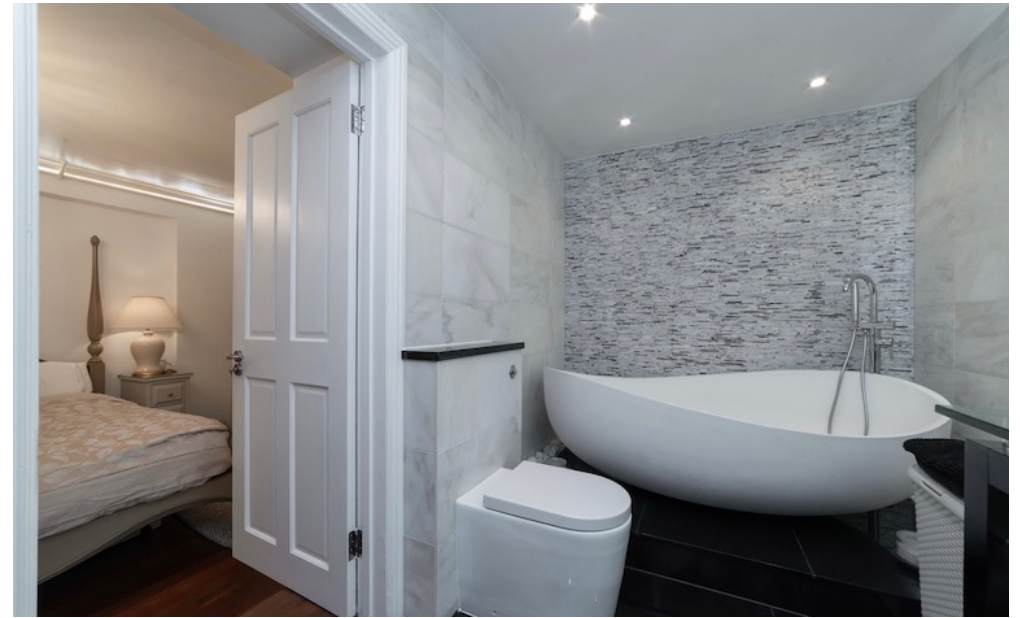
- Available 18 September (Long Let) - Part Furnished
- Camden Council Tax Band: G £3,166.93 PA
- EPC Rating: 70/C
- Approx. Gross Internal Area: 2,460 Sq Ft



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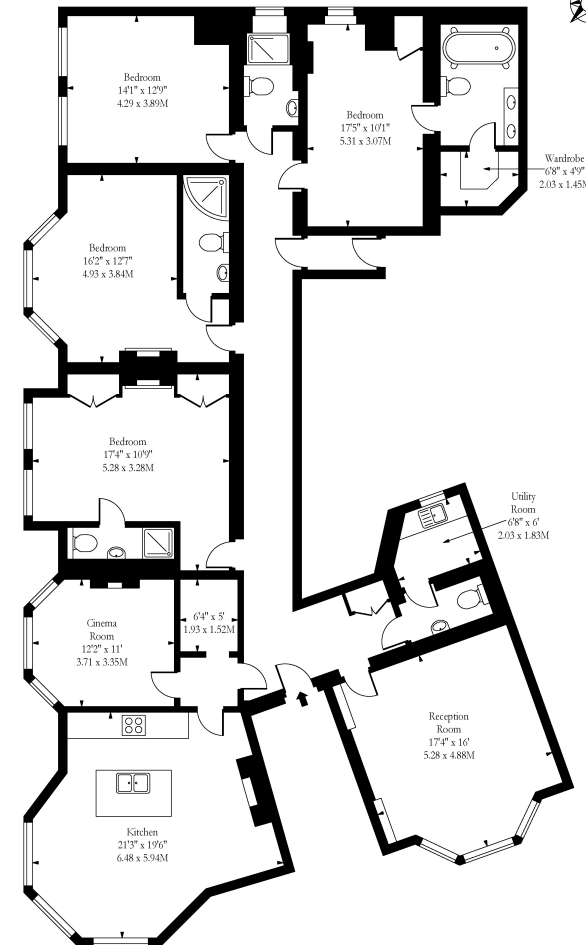
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Approx Gross Internal Area: **2,450 Sq Ft / 227.6 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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 6 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.



Lower Ground Floor
 Approx Gross Internal Area 2450 Sq Ft - 227,6 Sq M
 Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
 However all measurements are approximate.
 The floor plan is illustrative purposes only and is not to scale
 www.tomekphotography.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