



## Immaculate Town House in the Heart of Hampstead Village

Vane Close, Hampstead, NW3

Available 6 May - £1,250 per week\*

(£5,416.66 PCM)

\*Additional fees apply

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- Reception room
- Fully fitted open plan kitchen
- Master bedroom with en suite bathroom
- Two further double bedrooms
- Family bathroom & shower room
- Private front terrace & balcony
- Utility room
- Communal lawned gardens
- Garage & additional parking for 1 car
- Mains water/sewerage/electric/gas
- Gas central heating

In a quiet and secluded position just off the High Street in the heart of Hampstead Village, is this immaculate terraced mews house over 3 floors. This fresh family home benefits from a fully fitted open plan kitchen with separate utility room and a bright reception room. The front door porch area leads onto a private, tucked away terrace and steps down to communal lawned gardens. The house is within easy walking distance of the boutiques, restaurants and transport facilities of Hampstead tube station (Northern Line) and offers stunning views across the City.

- Available 6 May - Unfurnished
- Camden Council Tax Band: G £3,350.95 PA
- EPC Rating: 64/D
- Approx. Gross Internal Area: 1,234 Sq Ft
- Security Deposit: £6,250 (5 wks rent)
- Holding Deposit: £1,250 (1 wks rent)



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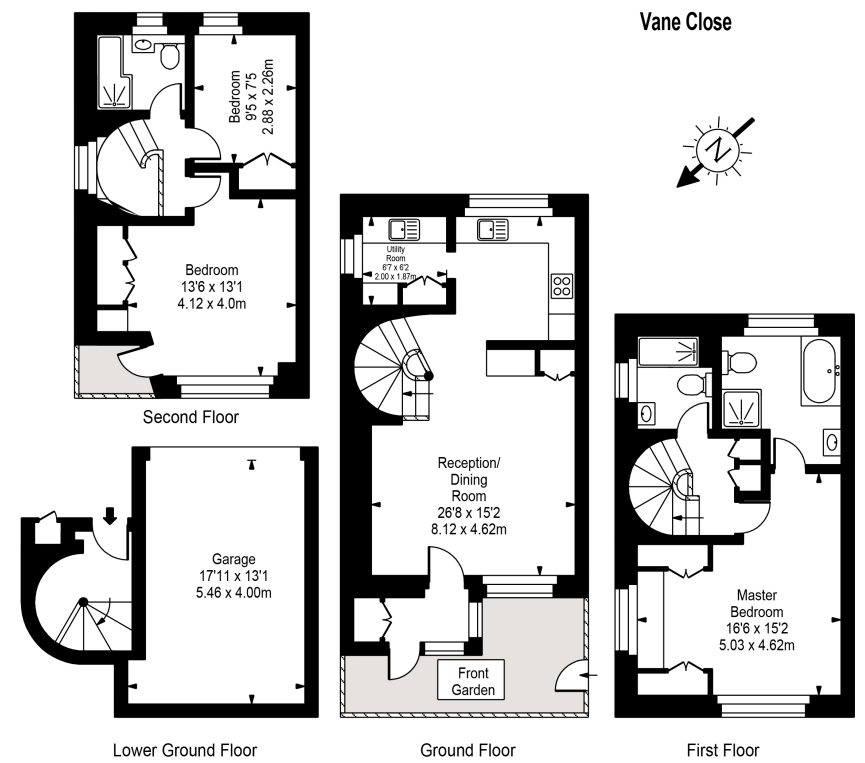
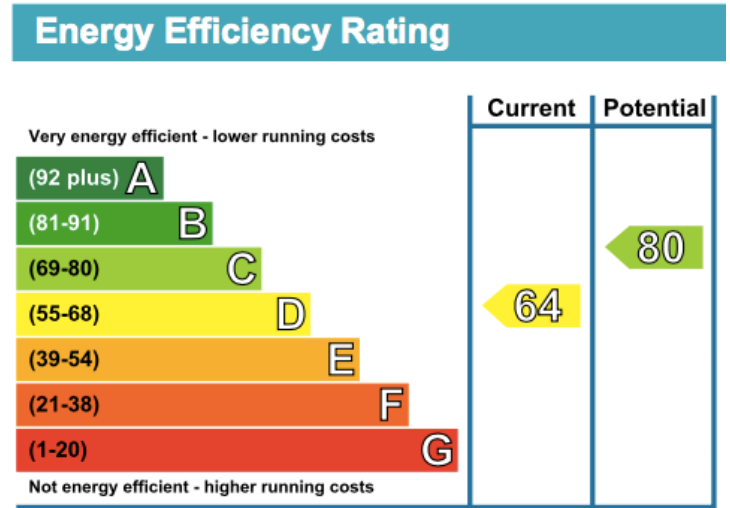
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Approx Gross Internal Area: **1,234 Sq Ft / 114.69 Sq. M**



Approx Gross Internal Area **1452 Sq Ft - 134.89 Sq M (Including Garage)**  
 Approx Gross Internal Area **1234 Sq Ft - 114.69 Sq M (Excluding Garage)**

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](http://www.bestangle.co.uk)

\* Admin fees include a security deposit equivalent to 6 weeks rent. Inventory check-out fee - charged at the end of the tenancy, charge dependent on property size and whether furnished/unfurnished/part furnished. The set up fee is charged per tenancy and is inclusive of referencing up to 2 tenants and negotiating and preparing an agreement - 1 years Tenancy £222, 2 years Tenancy £240, 3 years Tenancy £258, Renewal £108, Change of Tenant £120, additional reference check per tenant £20, all inclusive of VAT at the prevailing rate.

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