



Modern Mews House in Quiet Central Hampstead Village Location

Marty's Yard, Hampstead High Street, Hampstead, NW3

Available Beginning June - £1,250 per week* (£5,416.66 PCM) *Additional fees may apply

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- Open plan Kitchen/Dining/Living room
- Second reception room/TV room
- Principal bedroom with en suite shower room
- Second double bedroom
- Study
- Bathroom
- Private garden
- Residents parking
- Mains water/sewerage/electric/gas
- Gas central heating

Nestled at the end of a quiet cobbled mews in the very heart of Hampstead Village is a beautifully modernised mews house that offers an abundance of natural daylight and calm. Entered via a private courtyard, the stunning open plan reception room with sleek fully fitted kitchen and dining room, along with a second reception/TV room and guest WC, leading off the hallway. Upstairs you will find the principal bedroom with en suite shower room and ample storage, a second double bedroom, study and family bathroom. Marty's Yard is exceptionally well located, just a 2 minute walk to Hampstead underground station (Northern Line) with eateries, boutiques and conveniences of Hampstead High Street only a stroll away.

- Available Beg June - Unfurnished
- Camden Council Tax Band: F £2,904.16 PA
- EPC Rating: 74/C
- Approx Gross Internal Area: 1,285 sq ft
- Security Deposit: £6,250 (5 wks rent)
- Holding Deposit: £1,250 (1 wks rent)



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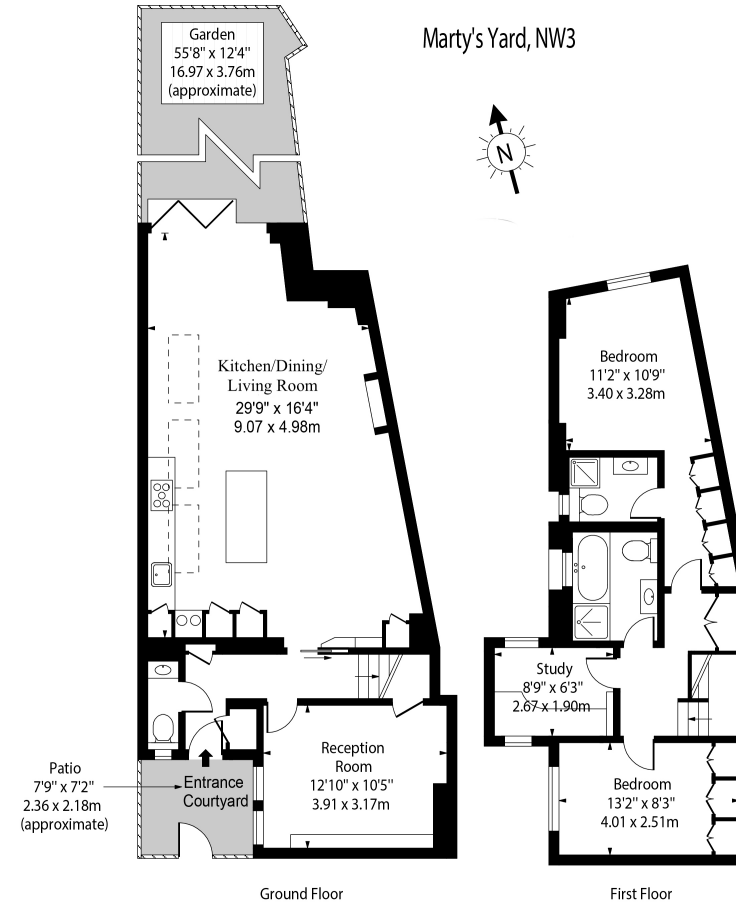


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Approx Gross Internal Area: **1,285 Sq Ft / 119.38 Sq M**

Score	Energy rating	Current	Potential
92+	A <small>Energy efficiency chart</small>		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area **1285 Sq Ft - 119.38 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

* 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.

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