

# Aberdare Gardens, South Hampstead, London NW6



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A simply stunning double fronted family house with beautiful contemporary interiors. One of finest houses in the area, it offers a substantial 5,672 sq ft / 526 sq m of accommodation arranged over four floors, with elegant reception rooms that open onto a private 72' lawned garden. Other benefits include off-street parking for up to 2 vehicles, underfloor heating and climate control.

Aberdare Gardens is a sought after residential road within 0.3 miles of Finchley Road underground station (Jubilee and Metropolitan lines) as well as extensive shopping amenities.

6/8 Bedrooms, 6 Bathrooms (3 en suite), Reception Hall, 31' Reception Room, Dining Room, Kitchen/Breakfast Room, Family Room, Play Room / Bedroom 7, Study / Bedroom 8, Media Room, Gym, Private Garden, Off Street Parking

EPC Rating TBC, Camden Council Tax Band H

**£4,250.00 per week**

Unfurnished



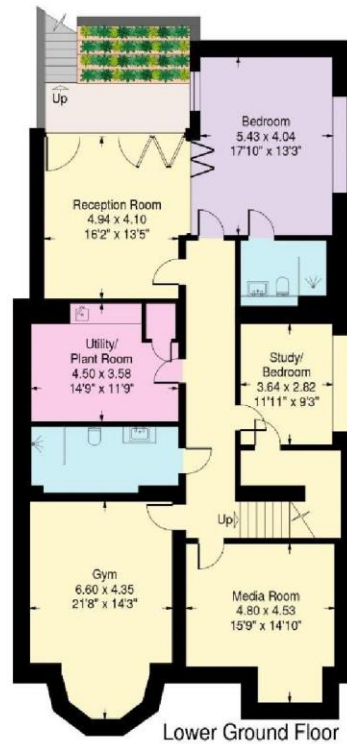
These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.



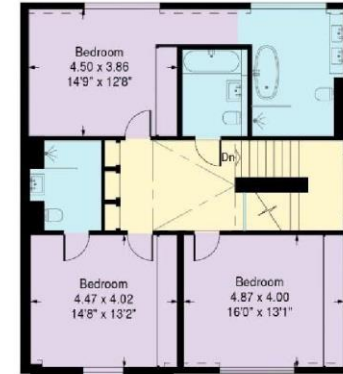


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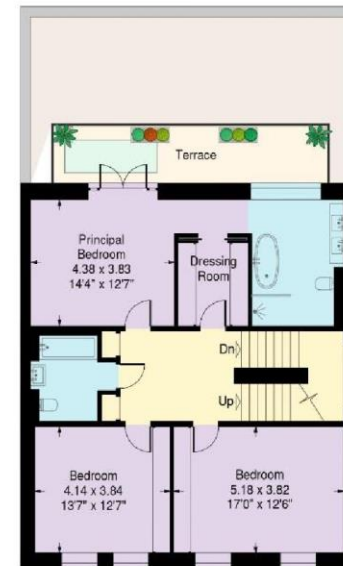
Approximate Gross Internal Area:  
 526.9 sq.m / 5672 sq.ft.  
 (not including reduced height area,  
 below 1.5m - denoted with dashed line)  
 Reduced height area - 1 sq.m / 11 sq.ft.



Lower Ground Floor



Second Floor



First Floor

APPROX. SCALE  
 0 1 2 3M  
 0 1 2 3 4 5 10FT

Floor Plans produced by  
**Proplan**  
 01481 842925

All measurements and figures are taken  
 in accordance with RICS guidelines.  
 This plan is for guidance only and must  
 not be relied upon as a statement of fact.