

ABERDARE GARDENS, SOUTH HAMPSTEAD NW6 3AN



ABERDARE GARDENS, SOUTH HAMPSTEAD NW6 3AN

SOLE AGENT

A stunning double fronted period house with sympathetic contemporary styling, a 72' garden and off street parking, located in this sought after road.

One of finest houses in the area, it offers a substantial 5,672 sq ft / 526.9 sq of accommodation arranged over four floors and includes underfloor heating and climate control. The elegant reception rooms open onto a private garden and patio, whilst six bedrooms are set over the upper floors. The lower ground floor incorporates a gym, media room and ideal staff or guest accommodation. Aberdare Gardens is well located for the amenities of both Finchley Road and West Hampstead village. The nearest underground station is Finchley Road (Jubilee and Metropolitan line) - 0.3 miles.

- 6 BEDROOMS • 6 BATHROOMS (3 EN SUITE) • RECEPTION HALL • 31' RECEPTION ROOM • DINING ROOM • 2 FURTHER RECEPTION ROOMS/BEDROOMS • KITCHEN/BREAKFAST ROOM • MEDIA ROOM • OFF STREET PARKING • LARGE PRIVATE GARDEN

EPC Rating: E Council Tax Band: H

£5,500 PER WEEK

UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

ARLINGTON

RESIDENTIAL

020 7722 3322

arlingtonresidential.com



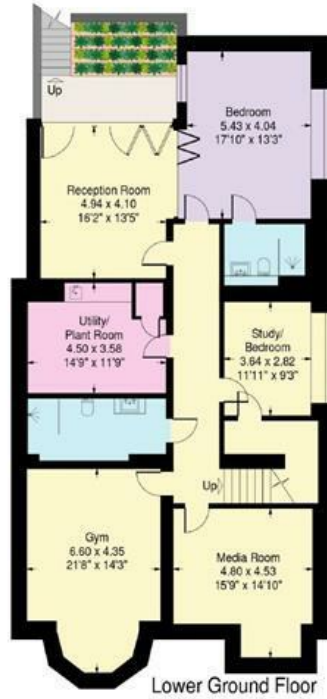




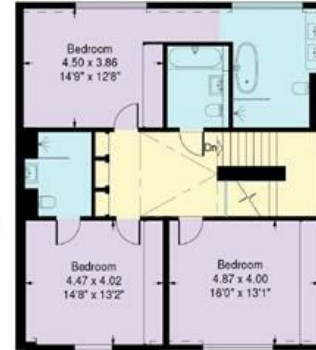


Aberdare Gardens, London NW6

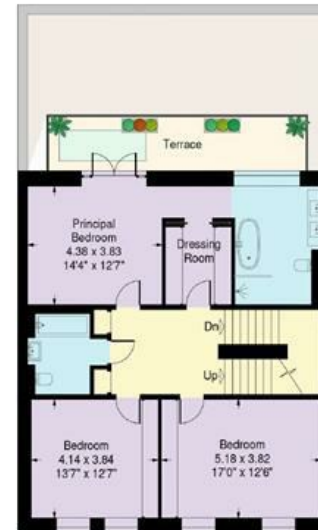
Approximate Gross Internal Area:
 526.9 sq.m / 5672 sq.ft.
 (not including reduced height area,
 below 1.5m - denoted with dashed line)
 Reduced height area - 1 sq.m / 11 sq.ft.



Lower Ground Floor



Second Floor



First Floor

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

Floor Plans produced by
Proplan
 01491 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.