



GARDEN FLAT, WEDDERBURN ROAD, LONDON, NW3

A STUNNING APARTMENT SET ON THE RAISED GROUND AND GARDEN FLOORS OF AN IMPOSING DETACHED CORNER HOUSE. THE APARTMENT PROVIDES APPROXIMATELY 3,672 SQ. FT / 341 SQ. M OF ACCOMMODATION AND BENEFITS FROM ITS OWN PRIVATE ENTRANCE. THE APARTMENT FEATURES MANY STRIKING ARCHITECTURAL ELEMENTS INCLUDING ORNATE PLASTER WORK, STATEMENT WOOD FLOORING AND FIREPLACES. IN ADDITION, THERE IS A SOUTH FACING PATIO GARDEN, GARAGE AND OFF STREET PARKING.

ACCOMMODATION AND AMENITIES:

LARGE RECEPTION ROOM, DINING AREA, KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM SUITE COMPRISING LARGE BEDROOM, DRESSING ROOM AND ENSUITE BATHROOM, 3 FURTHER BEDROOMS SUITES, PARQUET FLOORING, MARBLE BATHROOMS, SOUTH FACING GARDEN, UTILITY ROOM, GUEST CLOAKROOM, GARAGE, OFF-STREET PARKING.

EPC Rating: D , Council Tax Band: G (London Borough Of Camden)

£3,500 per week
Unfurnished

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

Holding Deposit: maximum of 1 weeks' 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 Tenant permitted payments under the Tenant Fees Act 2019















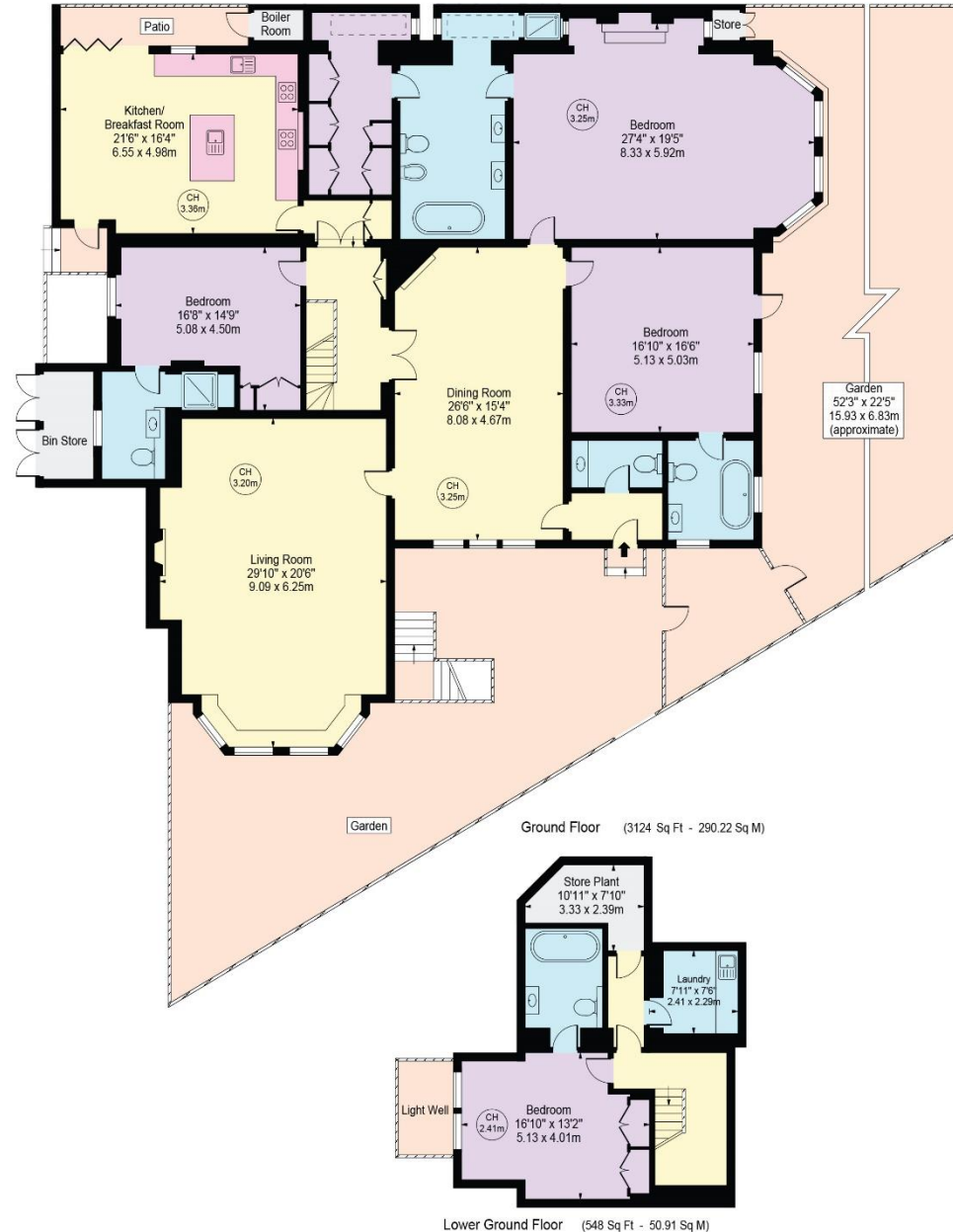


Wedderburn Road

Approx. Gross Internal Area 3672 Sq Ft - 341.14 Sq M

(Excluding Store, Bin Store & Boiler Room)

Approx. External Area Of Garden 2200 Sq Ft - 204.38 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.