



## Aberdare Gardens, South Hampstead NW6 £2,925 Per Month Furnished

A stunning, bright and spacious apartment located on a quiet tree lined street in the heart of South Hampstead. The property is situated on the first floor and comprises a large L shaped reception room with three sash windows, feature fire place and high ceilings, a separate fully fitted kitchen, three double bedrooms, family bathroom and guest cloakroom. Ideally located for Finchley Road underground with direct access into Central London via the Jubilee or Metropolitan line, South Hampstead overground as well as the local amenities of both Finchley Road and South Hampstead.



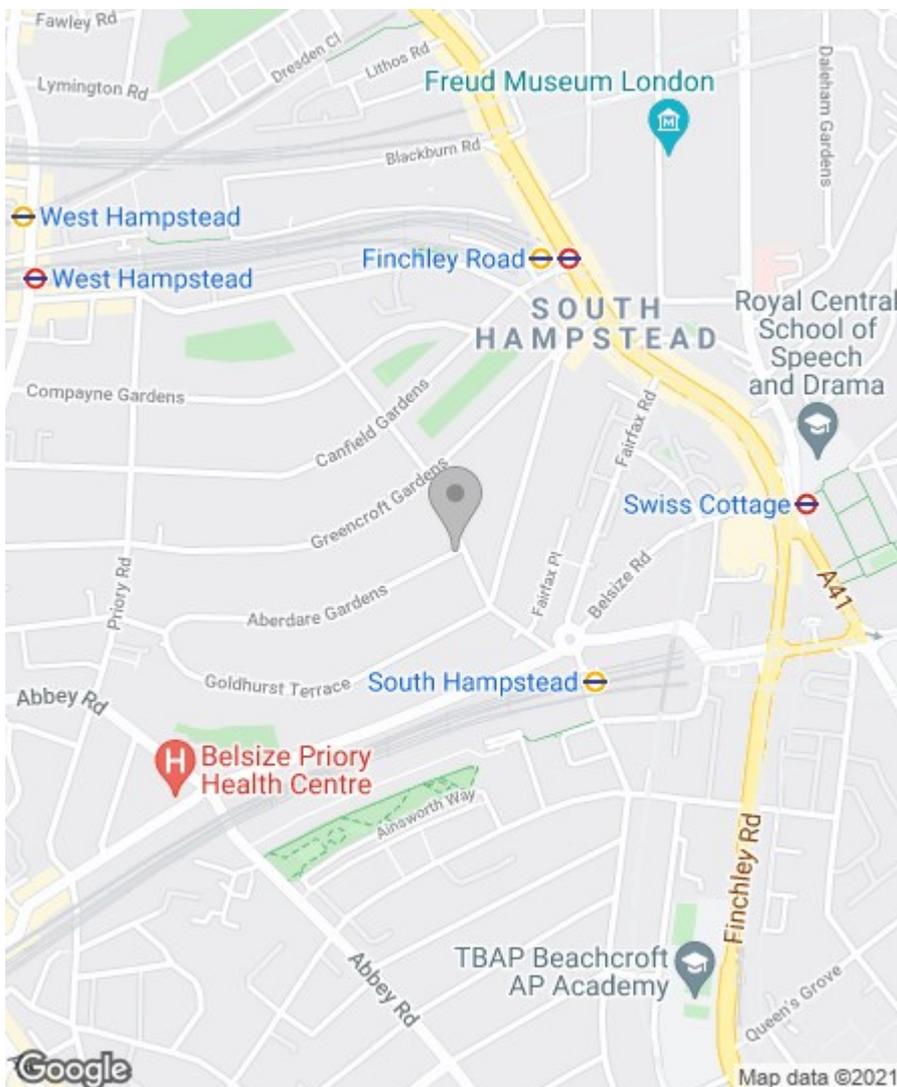
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	West Hampstead, NW6
Price	£2,925 Per Month
Bedrooms	3
Bathrooms	1
Receptions	1
Council	Camden
Tax Band	G
Furnishing	Furnished

## Key Features

- 3 Bedrooms
- Bathroom
- Guest Cloakroom
- Reception Room
- Separate Kitchen
- Great Location
- Close to Transport Links
- Close to Finchley Road
- Furnished
- Available Now



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

