

Rudall Crescent, Hampstead, NW3 £15,600 Per Month Unfurnished

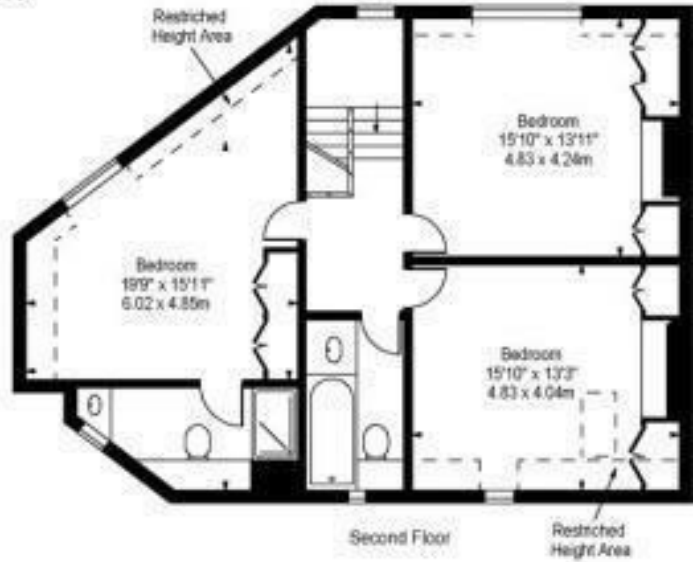
This handsome red brick Victorian house is presented in excellent condition with the accommodation arranged over three floors. The accommodation comprises of two reception rooms, separate fully fitted eat in kitchen, conservatory, utility room, wine cellar, guest cloakroom, master bedroom with walk in wardrobes and en-suite bathroom with shower, four further bedrooms, three bathrooms, shower room (2 en-suite), study, private garden and off street parking for one car. Rudall Crescent is situated on the western side of Willoughby Road. The property is located approximately 250 metres from Hampstead Heath and approximately 200 metres from Hampstead High Street, with its array of shops, cafes, restaurants and local amenities.



Rudall Crescent, NW3



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 3242 Sq Ft - 301.18 Sq M
(Including Restricted Height Area)

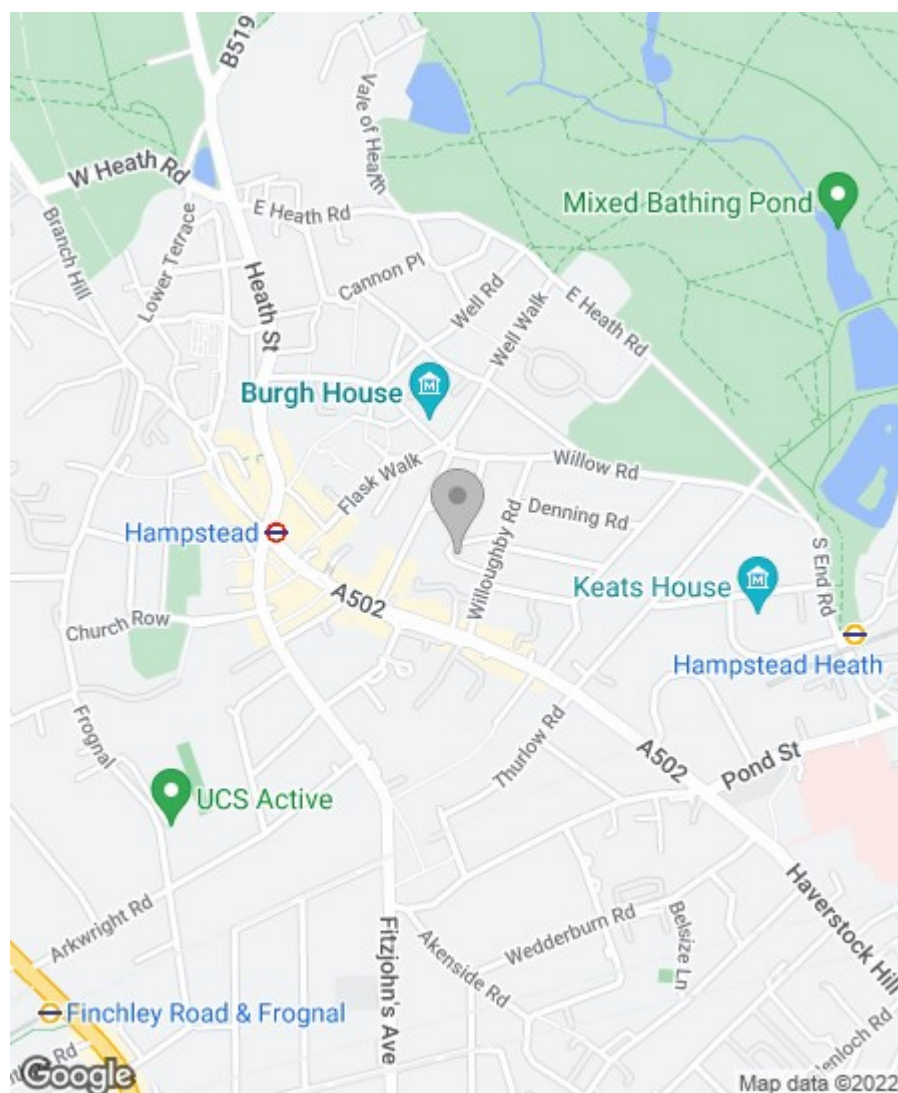
For Illustration Purposes Only - Not To Scale

Property Overview

Location	Hampstead, NW3
Price	£15,600 Per Month
Bedrooms	5
Bathrooms	4
Receptions	2
Council	Camden
Tax Band	H
Furnishing	Unfurnished

Key Features

- 5 Bedrooms
- 3 Bathrooms
- 1 Shower Room
- 2 Reception Rooms
- Eat in Kitchen
- Off Street Parking
- Study
- Utility Room
- Guest Cloakroom
- Private Garden



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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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).