



9 Langtry Walk

, London, NW8 0DU

**£1,700 Per month**





# 9 Langtry Walk



## Description

Situated in the vibrant NW8 postcode, this property benefits from excellent transport links and a plethora of local amenities. Residents can enjoy easy access to nearby parks, shops, and restaurants, making it an ideal location for those who appreciate the dynamic lifestyle that London has to offer.

The location couldn't be better, situated on Langtry Walk minutes walk of Swiss Cottage station, South Hampstead Station, shops and cafes.

All utility bills being included in the rent minus the council tax and WIFI.

Available on the 25th November on a furnished basis.

Please call us on 01628 200 385 to book in an appointment!

- All bills included except for Wifi and Council Tax
- Available immediately on a furnished basis
- Close proximity to British rail and underground stations.
- Great transport links
- Council Tax Band B
- Property comes with a dishwasher, washer dryer and integrated fridge freezer
- Recently refurbished
- 0.4 miles to South Hampstead station





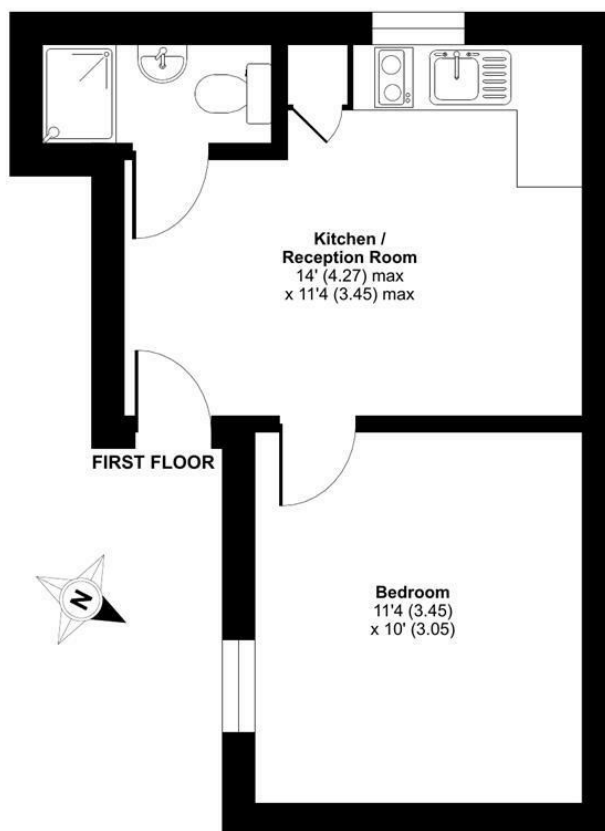


## Floor Plan

**Langtry Walk, London, NW8**

Approximate Area = 284 sq ft / 26.4 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.  
Produced for Aston Gray. REF: 1024665

| Energy Efficiency Rating                                                                                                                                                                        |  | Current                    | Potential                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 66                         | 71                                                                                  |
| <i>Not energy efficient - higher running costs</i>                                                                                                                                              |  |                            |                                                                                     |
| <b>England &amp; Wales</b>                                                                                                                                                                      |  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  | Current                             | Potential                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                                     |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | <p>EU Directive<br/>2002/91/EC.</p> |  |

## Viewing

Please contact our Head Office Office on 03333444385  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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