

## 27 ROSALIND FRANKLIN HOUSE 8E KIDDERPORE AVENUE HAMPSTEAD, NW3 7SU

£3,000 PER MONTH

Few places in the world can boast such richness in architecture and history as the prized north London enclave of Hampstead.

Located only moments from Hampstead Village, Hampstead Manor embraces all the qualities that have long made NW3 one of Britain's most desirable postcodes.

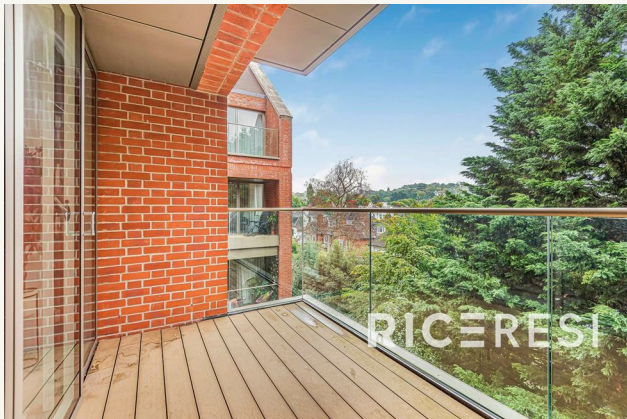
Situated within the prestigious Hampstead Manor, this one bedroom apartment has an open plan kitchen and reception with integrated appliances and floor to ceiling windows. The bedroom has a built in wardrobe and further benefits include a storage cupboard, wooden flooring throughout and a fully tiled bathroom.

Residents have access to the development's 24 hour concierge service and private spa and gym. Facilities include a swimming pool, sauna, steam room, Jacuzzi, fully-equipped gymnasium and

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- Located in Hampstead, London's greenest suburb
- Residents' town car service, runs from Hampstead Manor to the nearby train and tube stations of Hampstead along with Hampstead Village
- Just 9 minutes to Bond Street and 10 minutes to Kings Cross St Pancras
- Surrounded by exceptional educational institutions for all ages
- 24-hour concierge
- Residents' gym, spa, swimming pool and sauna
- Landscaped gardens and open green spaces





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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax –** Band D

**Viewings –** By Appointment Only

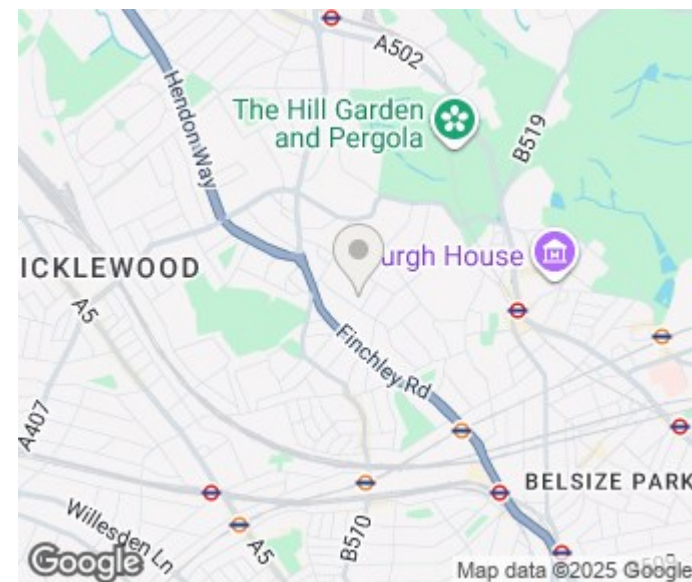
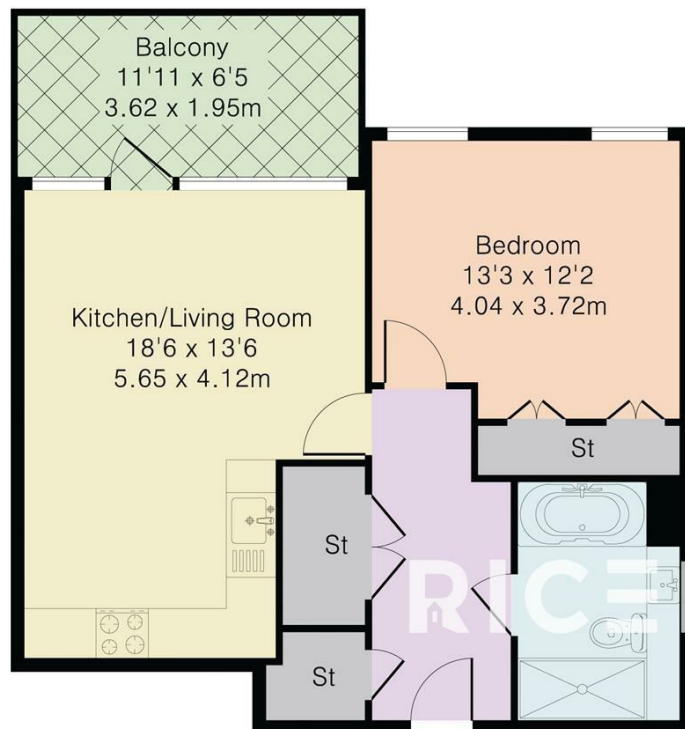
**Floor Area –** 0.00 sq ft

**Tenure –**





Approximate Gross Internal Area 546 sq ft – 51 sq m  
Balcony Area 76 sq ft – 7 sq m



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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