

MATTHEW JAMES

Residential Sales • Lettings • Management



Parliament Hill Mansions Lissenden Gardens, London, NW5 1NB

£2,850 Per Calendar Month

A FAMILY OR 2 PEOPLE ONLY (NO HMO LICENCE) A three double bedroom ground floor mansion flat arranged over 1045 Sq.Ft. (97 Sq.M) of internal floor space offering a large living room with an open arched hatch to a kitchen breakfast room, utility room, two shower rooms and a south west facing garden. The property is located in a lovely area of London with cafes and gastro pubs close-by as well as being positioned adjacent to Parliament Hill Fields which offers a number of amenities including a weekend food market, lido, tennis courts and a running track all of which lead onto the wide open spaces of Hampstead Heath. Available April 27th.

Ground Floor Entrance

Entrance Hallway

Intercom

Inner Hallway



A very wide hallway with fitted cupboards and floor to ceiling mirrored wardrobes.

Living Room



A large open arched hatch connects the living room to the kitchen. Direct access onto a south west facing patio garden with exclusive use.

Kitchen



Range of wall and base units with rolled top work surfaces and tiled splashbacks. Appliances include an oven with four ring gas hob, fridge and freezer.

Utility Room

Washing machine, boiler and fitted cupboard.

Bedroom One



Plantation blinds, fitted wardrobe.

Bedroom Two



Plantation blinds, fitted wardrobe.

Shower Room / W.C.



Quadrant shower cubicle with power shower, wash hand basin set in vanity unit and w.c. Finished in ceramic wall and floor tiling.

Bedroom Three



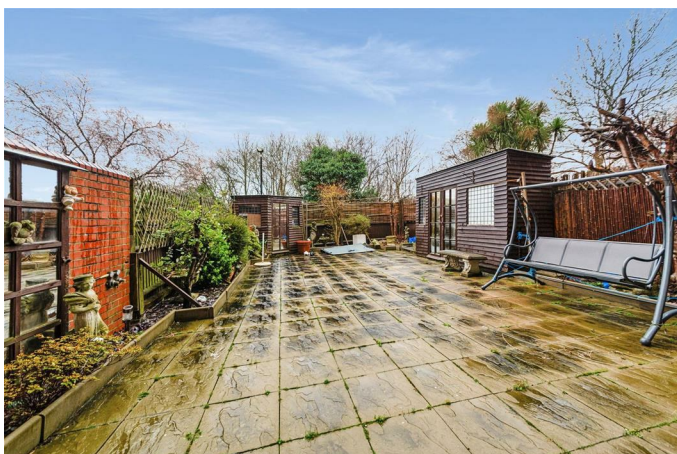
Fitted wardrobes.

Shower Room / W.C.



Shower cubicle, wash hand basin set in vanity unit, w.c. ,mirrored medicine cabinet and finished in wall and floor tiling.

Rear Garden



Exclusive use of a large south west facing paved patio garden.

Additional Information

Camden Council Tax Band E

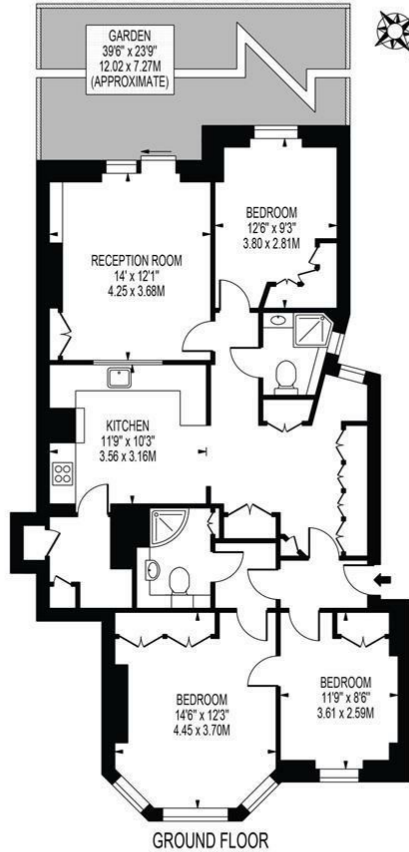
Holding Deposit £657 Full Deposit £3285

12 Month Minimum Tenancy

Floor Plan

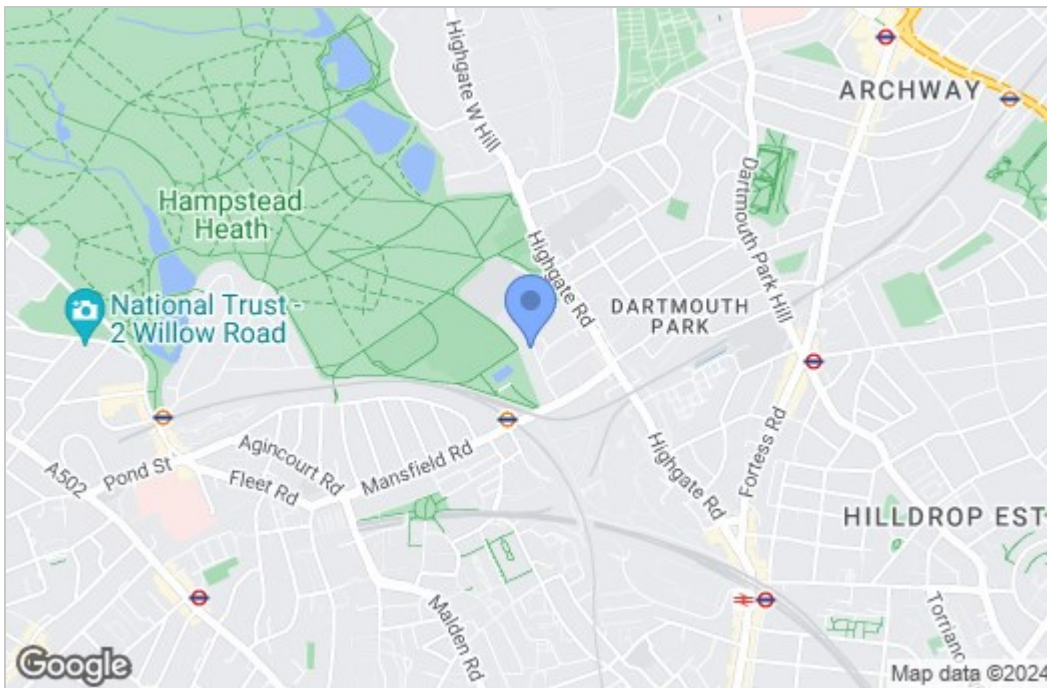
PARLIAMENT HILL MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1045 SQ FT - 97.10 SQ M

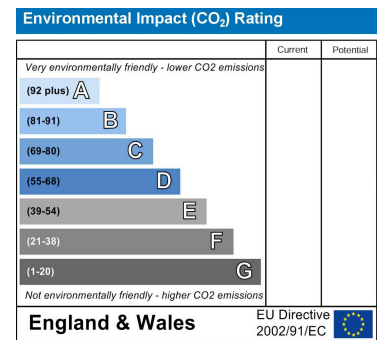
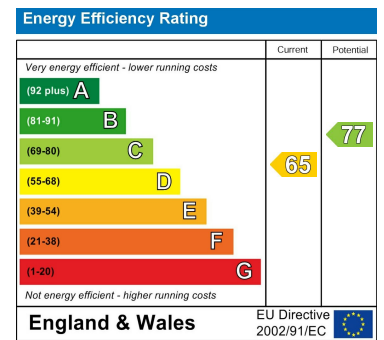


THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEYS AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



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.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk