



Hampstead Gates

38 Ryland Road, NW5

£2,250 pcm

A beautifully presented two-bedroom apartment set within this magnificent Grade II Listed former school. Comprising; a bright and spacious open plan living room and kitchen, two double bedrooms, a family bathroom and an en-suite shower room.



Hampstead Gates

38 Ryland Road, NW5

- Grade II Lister Former School
- Secure Gated Development
- Two Bedrooms
- Two Bathrooms
- Fantastic Location
- EPC Rating C

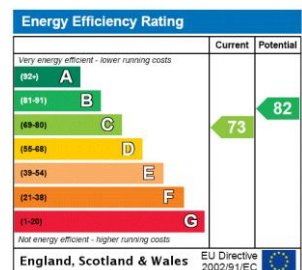


An outstanding and beautifully presented two double bedroom apartment, forming part of a highly regarded Grade II listed former school. Hampstead Gates is located at the heart of vibrant Kentish Town and set within delightful landscaped gardens on the corner of Ryland Road and Prince of Wales Road. The property offers peaceful views over a tranquil communal garden, south-west facing, with York stone paving, seating areas and ornamental fountain. Internally the neutral décor blends seamlessly with the original Victorian architecture and accommodation comprising: a bright and spacious open plan living room and integrated kitchen, master bedroom with en-suite and walk-in wardrobe, second double bedroom / study, additional shower-room, utility room, ample storage throughout and day-time portorage.

Excellent local amenities in Kentish Town are a stone's throw away including the Underground and Overground stations, an array of local independent shops, bars and restaurants on the High Street whilst the refurbished Victorian swimming baths and sports centre is just two minutes' walk away.

Tenure: Long Let
Furnished

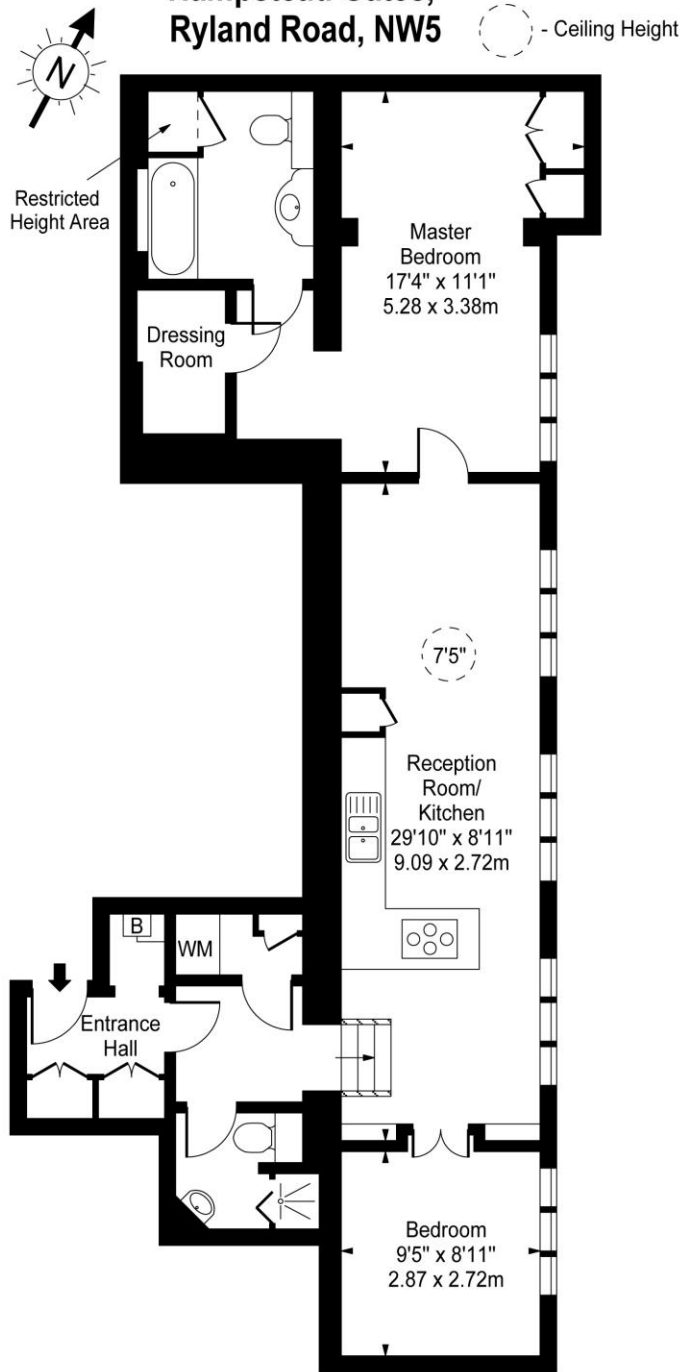
Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)



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Hampstead Gates, Ryland Road, NW5



First Floor

Approx Gross Internal Area **823 Sq Ft - 76.46 Sq M**
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 009365M

