



Nutley Terrace

Hampstead, NW3

£16,900 per month
(£3,900 per week)

VIDEO TOUR AVAILABLE. A magnificent newly built contemporary style 3 bedroom house over 4 floors boasting a private roof terrace, lift, off street parking, integral garage, Control 4 system, air conditioning, under floor heating and Lutron lighting, engineered wood floors throughout. The property is situated in this excellent location in Hampstead walking distance to the amenities of Hampstead Village. Accommodation comprises lower ground: double bedroom with fitted wardrobes and en-suite wet room, cinema room, gymnasium, utility room, wet room ground: plant room, garage 1st floor: master bedroom with en-suite dressing room and wet room, further double bedroom with fitted wardrobes and en-suite wet room 2nd floor: spectacular reception room and dining area, open plan fully fitted eat in kitchen, guest cloakroom 3rd floor: roof terrace. ing situated in Hampstead.



Nutley Terrace

Hampstead, NW3

- A Newly Built Contemporary Style Semi Detached House Over 4 Floors
- 3 Bedrooms, 4 Bathrooms, 2 Receptions, Open Plan Fully Fitted Eat In Kitchen
- Roof Terrace, Lift, Parking, Integral Garage, Air Conditioning, Under Floor Heating, Lutron Lighting
- Excellent Location in Hampstead, Walking Distance to Hampstead Village (Northern Line)



Minimum Term: 18 months
Deposit Required: £23,400.00
Local Authority: London Borough Of Camden
Council Tax Band: H
EPC Rating: B
Furnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
 hampstead@chestertons.co.uk
 02077941125
 chestertons.co.uk

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.co.uk/property-to-rent/applicable-fees

Nutley Terrace,
Hampstead, NW3



○ - Ceiling Height



Approx Gross Internal Area **3480 Sq Ft - 323.29 Sq M**
(Including Garage & Plant Room)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Prepared for Chestertons
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