



# Caulfield House

1 Penrose Gardens, NW3

£5,000 per month  
(£1,153.85 per week)

\*VIDEO TOUR AVAILABLE\*. A fabulous 3 bedroom 4th floor apartment with lift and concierge in this new development boasting 2 terraces, under floor heating, Miele appliances, wine cooler, integrated audio system and comfort air conditioning, underground parking space. The property is situated in this excellent location walking distance to the shops and amenities of Hampstead (Northern Line) and close proximity to Swiss Cottage and Finchley Road (Jubilee Lines). Accommodation comprises spacious entrance hall, reception room with direct access to the decked terrace, open plan fully fitted kitchen, master bedroom with fitted wardrobes and en-suite marble wet room, 2 further double bedrooms with fitted wardrobes, family bathroom, spacious utility room. Sole Agent.aces, under floor heating, comfort air conditioning and parking space in Hampstead. Sole Agent.



# Caulfield House

1 Penrose Gardens, NW3

- A Fabulous 4th Floor Apartment With Lift in New Development
- 3 Bedrooms, 2 Bathrooms, Reception, Open Plan Fully Fitted Kitchen
- 2 Terraces, Underfloor Heating, Integrated Audio System, Comfort Air Conditioning, Parking, Concierge
- Excellent Location Walking Distance to the Shops/Amenities of Hampstead (Northern Line), Close Proximity to Swiss Cottage (Jubilee Line)



**Minimum Term:** 18 months  
**Deposit Required:** £6,923.08  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** G  
**EPC Rating:** B  
**Unfurnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(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	

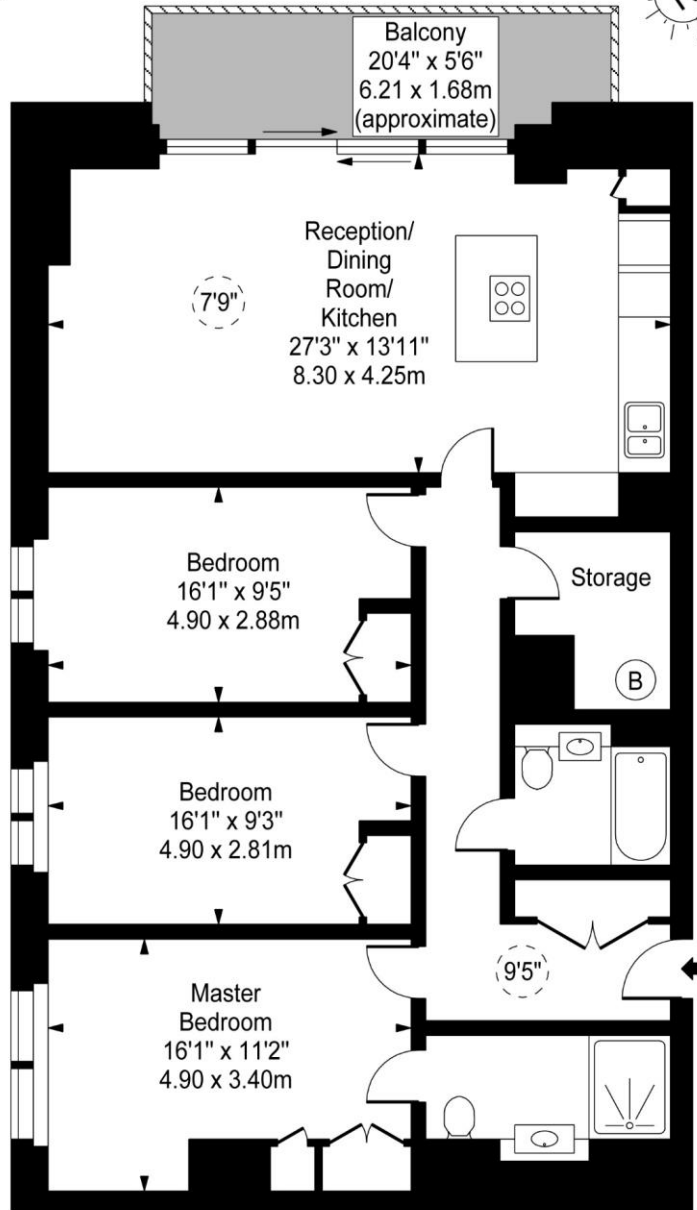
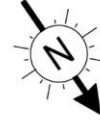
### *Chestertons Hampstead Lettings*

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](http://chestertons.co.uk/property-to-rent/applicable-fees)

**Caulfield House,  
Penrose Gardens, NW3**

○ - Ceiling Height



**Fourth Floor**

**Approx Gross Internal Area 1238 Sq Ft - 115.01 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

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