



# Finchley Road

Childs Hill, NW2

£2,300 per month  
(£530.77 per week)

Enviably located moments from Hampstead Heath and Golders Hill Park, this superb three bedroom top floor flat boasts 2 balconies, open-plan living space and wood floors throughout.

Finchley Road provides a convenient location with the green open spaces of the Heath and Golders Hill Park easily accessible, while vibrant local amenities are on hand with the fashionable boutiques, cafes and restaurants of Hampstead.



# Finchley Road

## Childs Hill, NW2

- Lateral Space
- 3 Double Bedrooms
- Flexible On Furnishings
- Available Immediately
- Convenient Location



**Minimum Term:** 12 months  
**Deposit Required:** £2,653.85  
**Local Authority:** London Borough of Barnet  
**Council Tax Band:** D  
**EPC Rating:** C  
**Furnished, Part Furnished, Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	76	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Hampstead Lettings*

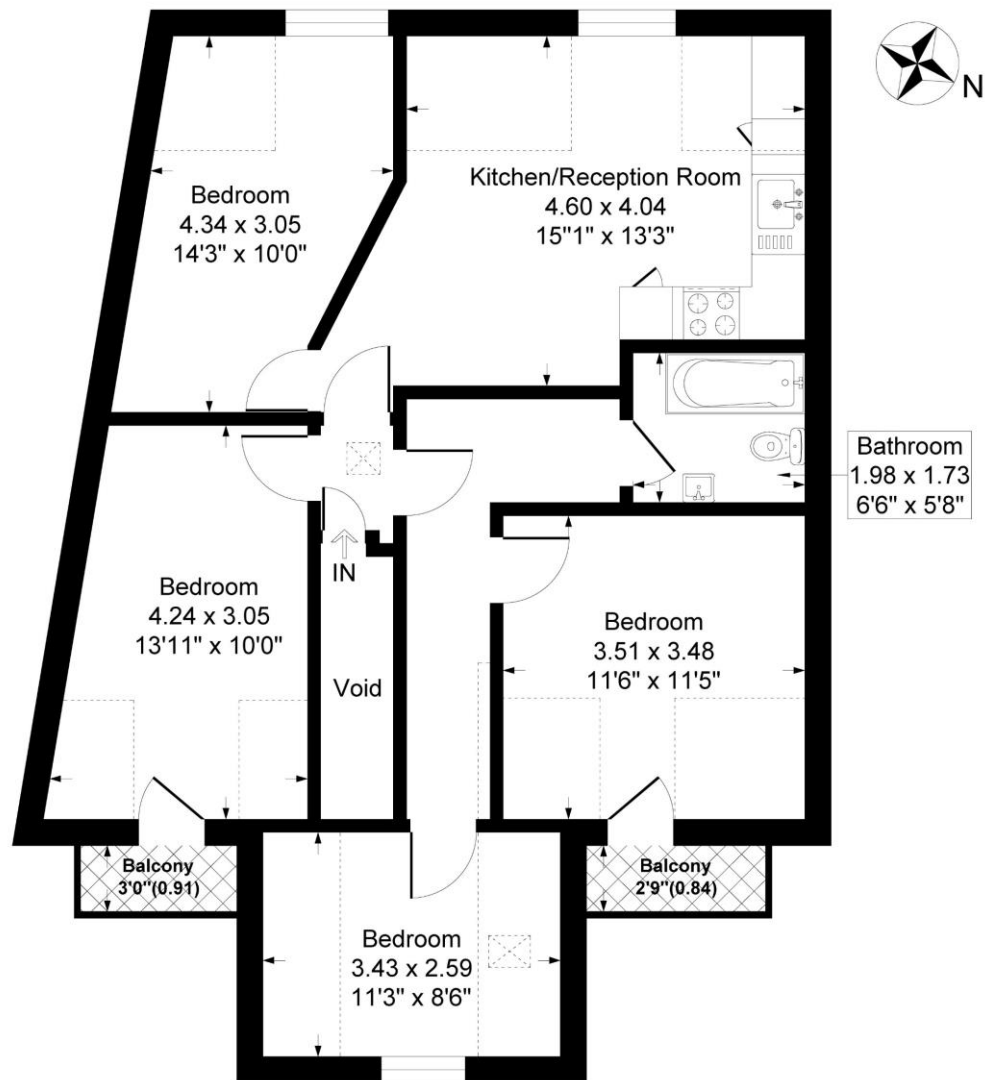
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Hampstead  
London  
NW3 1QH  
hampstead@chestertons.co.uk  
02077941125  
chestertons.co.uk

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

## Finchley Road, Childs Hill, London, NW2

Approximate Gross Internal Floor Area = 79.4 sq m / 855 sq ft (Included Restricted Height Area)

Approximate Gross Internal Floor Area = 61.9 sq m / 667 sq ft (Excluded Restricted Height Area)



### Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

