



# Oakhill Avenue

Hampstead, NW3

£6,716.67 per month  
(£1,550 per week)

An outstanding three double bedroom 1st and 2nd floor maisonette, with superb terrace and private entrance on the ground floor in sought after Oakhill Avenue, Hampstead. This spacious home offers flexible living space extending to circa 1420 sq ft (131.9 sq. m.). You enter through your own private entrance on the ground floor, with guest cloakroom and stairs leading to the 1st floor with stunning double aspect open plan living, excellent for entertaining. The reception enjoys floor to ceiling sliding doors leading to a 19ft south east facing terrace, spacious kitchen/dining room with fully fitted bespoke kitchen with island and breakfast bar, and storage. The 2nd floor comprises a spacious principle bedroom with en-suite bathroom, two further double bedrooms, and family shower room. Oakhill Avenue is a desirable residential tree lined avenue which offers good access to the many boutiques, cafes and restaurants of Hampstead Village together with numerous local school as well as the wonderful green expanses of Hampstead Heath (0.5m), Hampstead Underground Station (Northern line 0.5m), Finchley Road and Frognal Station (London Overground 0.6m).



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- Spacious Maisonette on 2nd/3rd Floors of Modern Town House
- 3 Bedrooms, 2 Bathrooms, Reception, Fully Fitted Eat In Kitchen
- Wood Floors, Private Terrace
- Premier Residential Road, Short Walk to Hampstead (Northern Line)



**Minimum Term:** 12 months  
**Deposit Required:** £9,300.00  
**Local Authority:** Camden  
**Council Tax Band:** G  
**EPC Rating:** C  
**Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

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Approximate Area = 132.1 sq m / 1421 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)

