



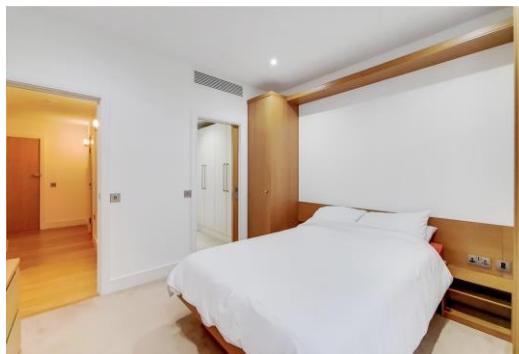
Melrose Apartments

6 Winchester Road, NW3

£2,800 per month
(£646.15 per week)

VIDEO TOUR AVAILABLE. A 1 bedroom apartment on the 2nd floor of this modern purpose built development with wood floors, lift, 24 hour concierge and allocated underground parking space. The property is situated walking distance to Swiss Cottage (Jubilee Line) and within close proximity to Belsize Park (Northern Line). Accommodation comprises reception room, open plan fully fitted kitchen, master bedroom with fitted wardrobes and leading to a walk-in closet and contemporary Jack and Jill bathroom with under floor heating.

CHESTERTONS



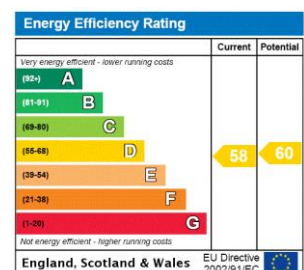
Melrose Apartments

6 Winchester Road, NW3

- 2nd Floor Apartment in Purpose Built Block
- 1 Bedroom 1 Bathroom, Reception, Open Plan Kitchen
- Wood Floors, 24 Hour Porter, Lift, Underfloor Heating, Underground Parking
- Close to Swiss Cottage (Jubilee Line), Walking Distance to Belsize Park (Northern Line)



Minimum Term: 12 months
Deposit Required: £3,230.77
Local Authority: London Borough Of Camden
Council Tax Band: E
EPC Rating: D
Furnished



Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
hampsteadlettingsusers@chestertons.co.uk
 02077941125
[chestertons.co.uk](https://www.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)

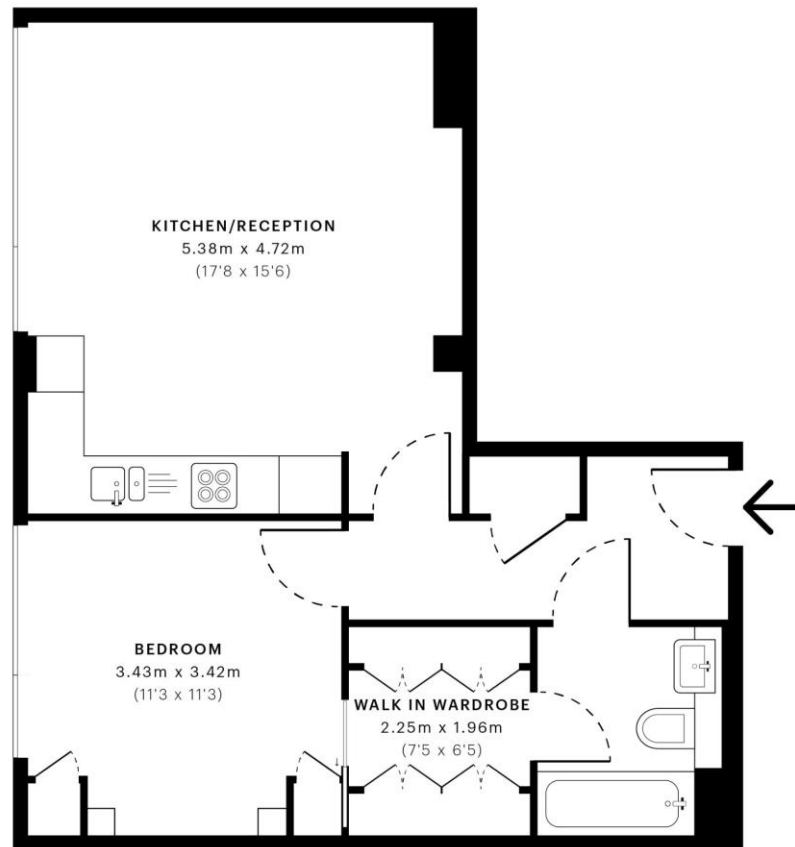


Melrose Apartments, NW3

CAPTURE DATE 23/05/2022 LASER SCAN POINTS 43,976,346

GROSS INTERNAL AREA

53.62 sqm / 577.16 sqft



— Second Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
53.62 sqm / 577.16 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
51.48 sqm / 554.13 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.95 sqm / 580.71 sqft
IPMS 3C RESIDENTIAL 52.53 sqm / 565.43 sqft

SPEC ID 628758a1b523c80de0ad4906

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