



Roderick Road

South End Green, NW3

£9,967 per month
(£2,300.08 per week)

VIDEO TOUR AVAILABLE. A delightful 5 double bedroom family house with a garden, roof terrace, wood floors, high ceilings and plenty of storage in this excellent location in South End Green, walking distance to Hampstead Heath (Overground).

CHESTERTONS



Roderick Road

South End Green, NW3

- A Delightful Family House
- 5 Bedrooms, 3 Bathrooms, Reception, Fully Fitted Kitchen
- Garden, Roof Terrace, Wood Floors, High Ceilings
- excellent Location in South End Green, Walking Distance to Hampstead Heath (Overground) and the Shops/Restaurants



VIDEO TOUR AVAILABLE. A delightful 5 double bedroom family house with a garden, roof terrace, wood floors, high ceilings and plenty of storage. The house is situated in this excellent location in South End Green, walking distance to Hampstead Heath (Overground) and all the shops and restaurants. Accommodation comprises ground: spacious reception room, fully fitted eat in kitchen with direct access to the decked garden. guest cloakroom 1st floor: 2 double bedrooms, family bathroom 2nd floor: master bedroom suite with fitted wardrobes and en-suite bathroom leading to the terrace, 3rd floor: double bedroom, bathroom

Minimum Term: 12 months
Deposit Required: £13,800.46
Local Authority: London Borough Of Camden
Council Tax Band: G
EPC Rating: D
Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	57	82
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
hampsteadlettingsusers@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

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Approximate gross internal area

2452 sq ft / 227.79 sq m

(Including Eaves Storage & Restricted Height Under 1.5m)

Eaves Storage

158 sq ft / 14.68 sq m

Restricted Height Under 1.5m

189 sq ft / 17.56 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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