



Caulfield House

1 Penrose Gardens, NW3

£5,000 per month
(£1,153.85 per week)

A fabulous 3 bedroom 1st floor apartment with lift and concierge in this brand 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 within walking distance to the shops and amenities of Hampstead (Northern Line) and within 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.



Caulfield House

1 Penrose Gardens, NW3

- A Fabulous 1st Floor Apartment with Lift in Brand New Development
- 3 Bedrooms, 2 Bathrooms, Reception, Open Plan Fully Fitted Kitchen
- 2 Terraces, Underfloor Heating, Integrated Audio System, Comfort Air Conditioning, Parking, Concierge
- Situated in Excellent Location Within Walking Distance to the Shops/Amenities of Hampstead (Northern Line), Within Close Proximity to Swiss Cottage (Jubilee Line)



Minimum Term: 12 months
Deposit Required: £6,923.08
Local Authority: London Borough Of Camden
Council Tax Band: F
EPC Rating: B
Unfurnished

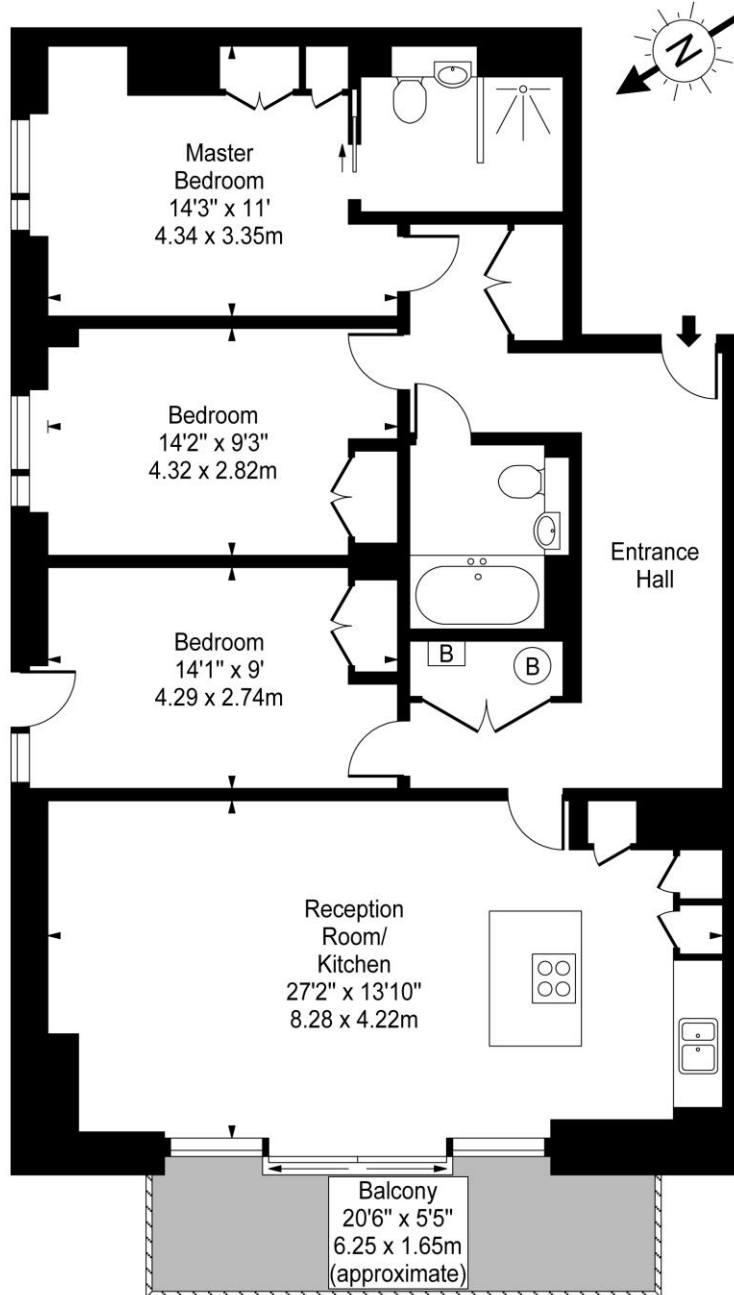
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Hampstead Lettings

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 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)

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First Floor

Approx Gross Internal Area **1142 Sq Ft - 106.09 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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