



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Byron Mews, Hampstead, NW3
Price £1,450 pw - To Let

A four bedroom house with two bathrooms, private garden and designated parking space located in a gated development within walking distance to the array of amenities in both South End Green and Belsize Park. Arranged over three floors, the accommodation comprises a reception room, separate kitchen, four bedrooms, family bathroom, guest WC and en-suite bathroom to the primary bedroom. Externally the property has private front and rear gardens. The property is conveniently located within close walking distance to both Belsize Park Underground Station and Hampstead Heath Overground Station.

Material Information:

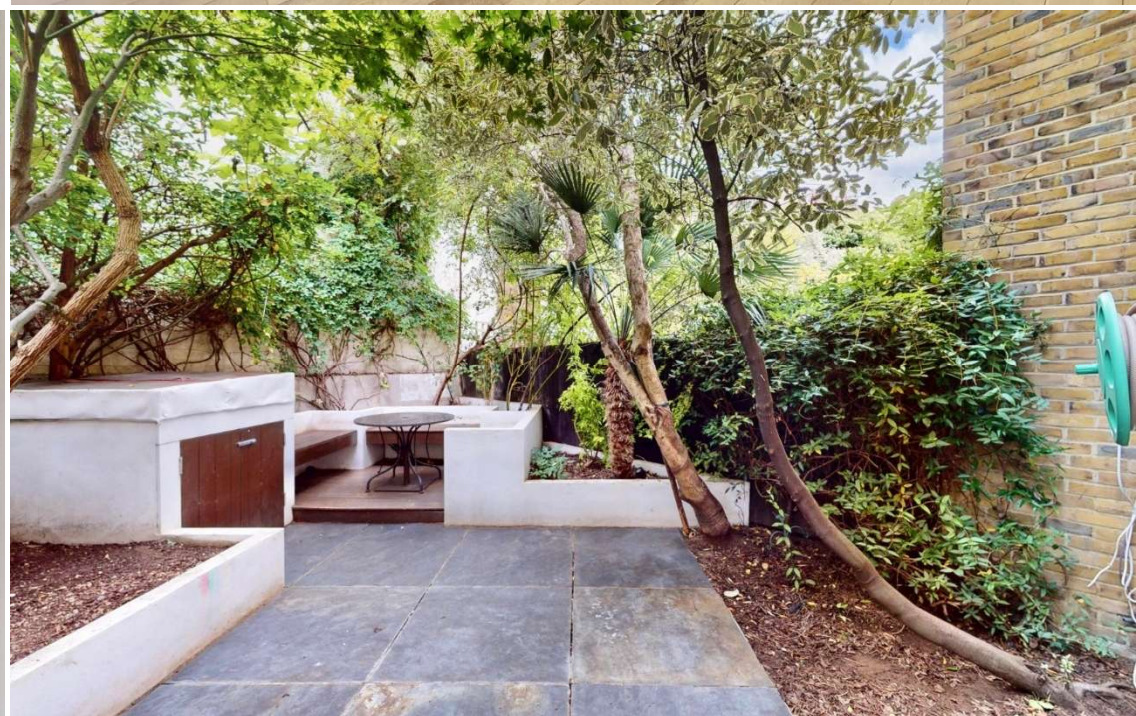
The property has gas central heating and broadband. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is one designated parking space for the house.

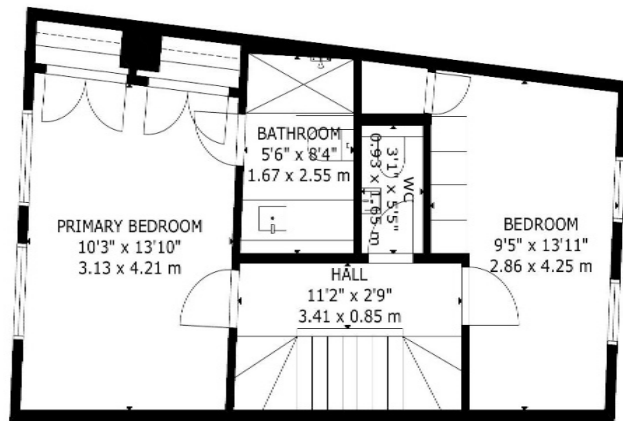
Please note that £1,450 per week is the equivalent of £6,283.33 per month

Deposit: £8,700 (6 weeks rent)

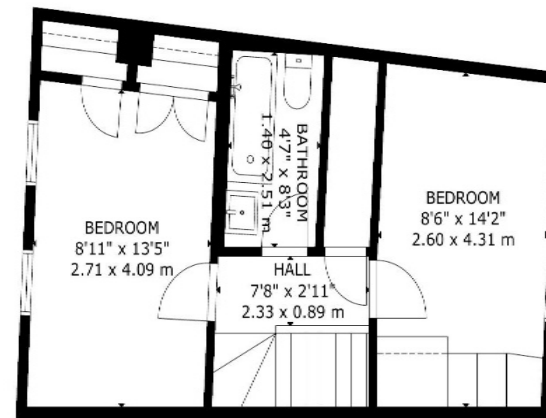
Council Tax: Camden Band G

Tenancy Term: 12 months or longer

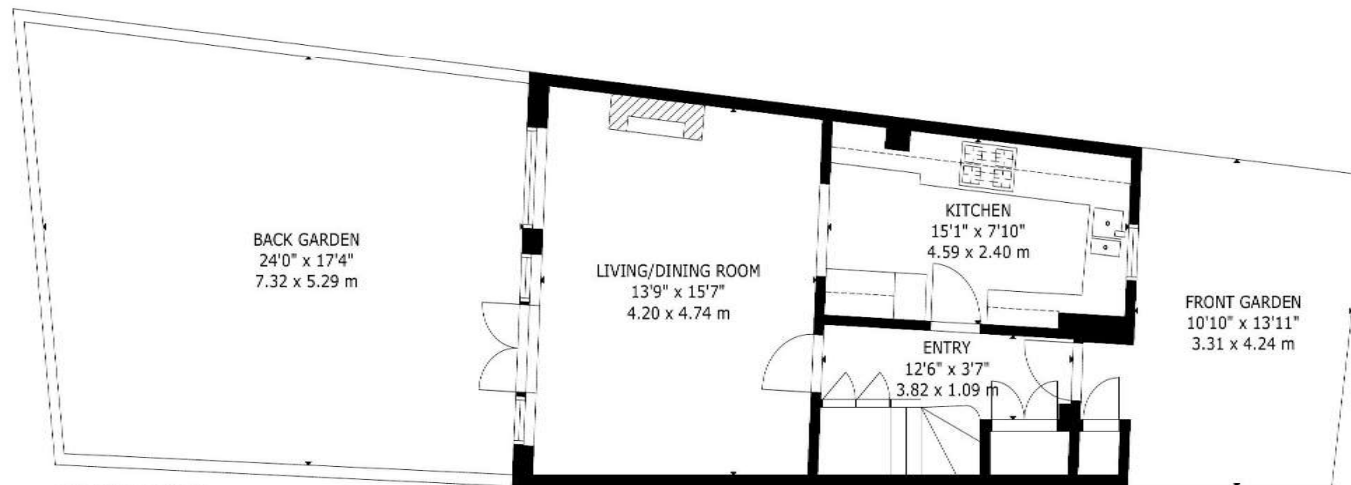




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 117 m²/1,258 sq.ft
GROUND FLOOR: 40 m²/433 sq.ft, FIRST FLOOR: 41 m²/438 sq.ft
SECOND FLOOR: 36 m²/387 sq.ft
EXCLUDED AREAS: BACK GARDEN: 39 m²/416 sq.ft, FRONT GARDEN: 15 m²/165 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		86
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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