



Mariana
Real Estate

**4 Wiblin Mews
London, NW5 1BW
£975 Per Week**

Situated within a fabulous gated and landscaped Mews development, a rare and very contemporary terraced house benefiting from 3 double bedrooms.

The ground floor has a capacious reception room that leads onto a easy to maintain private and secure garden, accompanied with outdoor seating and a fabulous BBQ.

The minimally modern and sleek kitchen has both Island and breakfast bar, perfect for those who enjoy cooking and entertaining guests. The ground floor additionally benefits from a guest w/c retaining the upper floors as a private family area.

The three bedrooms all benefit from their own contemporary ensuite bathrooms, and the Master bedroom has its own private balcony.

Currently, bedroom 2 has been set up as an office, however this can be adapted to a bedroom depending upon the tenants needs.

This wonderfully bright and airy house has only just been fully redecorated and is offered either fully or part furnished. This can be tailored to suit ones needs and is the first time it has been launched to the rental market.

Whilst retaining its bohemian feel with its uber trendy NW5 address, Wiblin Mews is located only a short distance from Hampstead Heath and the prestigious schools and parks locally. The area offers a plethora of cool cafes, hip restaurants, Organic grocery stores, and retail boutique stores.





Mariana
Real Estate

Mariana
Real Estate

Mariana
Real Estate

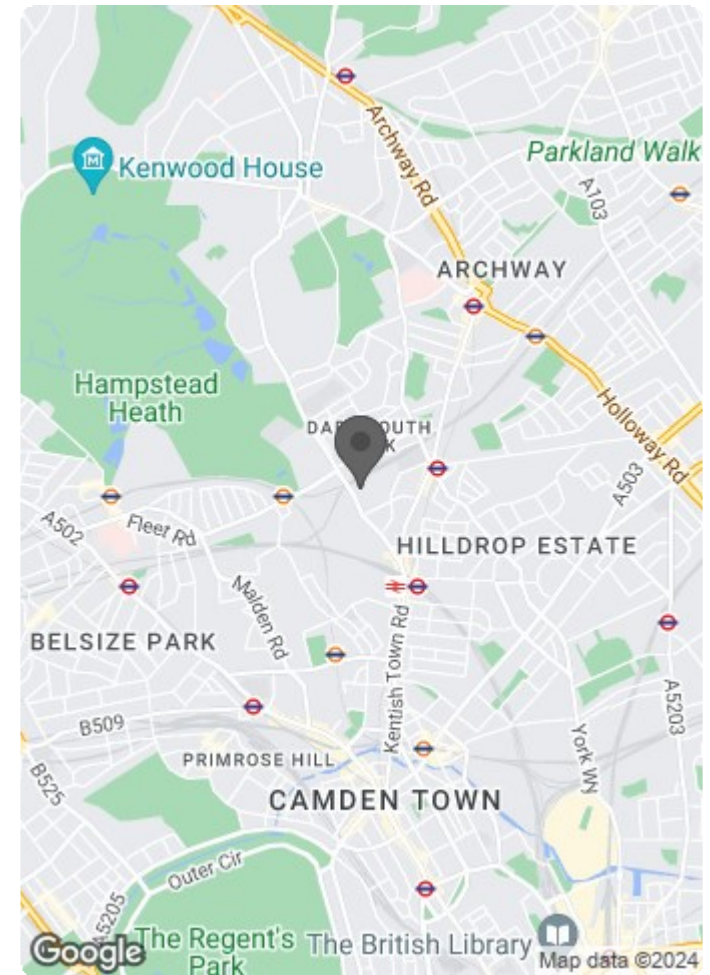


WIBLIN MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1178 SQ FT - 109.48 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		81	
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	