

Aberdare Gardens, South Hampstead London



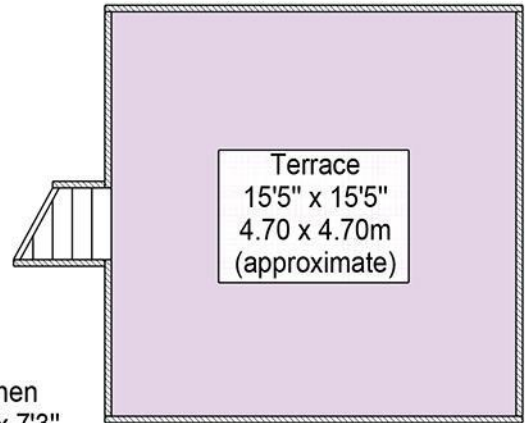
- Exceptional top floor, 3 bedroom, 2 bathroom flat with fabulous roof terrace
- Close to the many popular restaurants and bars in the area as well as The 02 Centre Gym and Cinema complex
- EPC: D. Council Tax: G.
- Ideal for Finchley Road Station and Thameslink, Overground and Underground stations at West Hampstead
- Share of Freehold, Lease 999 years from and including 25th December 1982
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £1,295,000 Subject to Contract

Aberdare Gardens

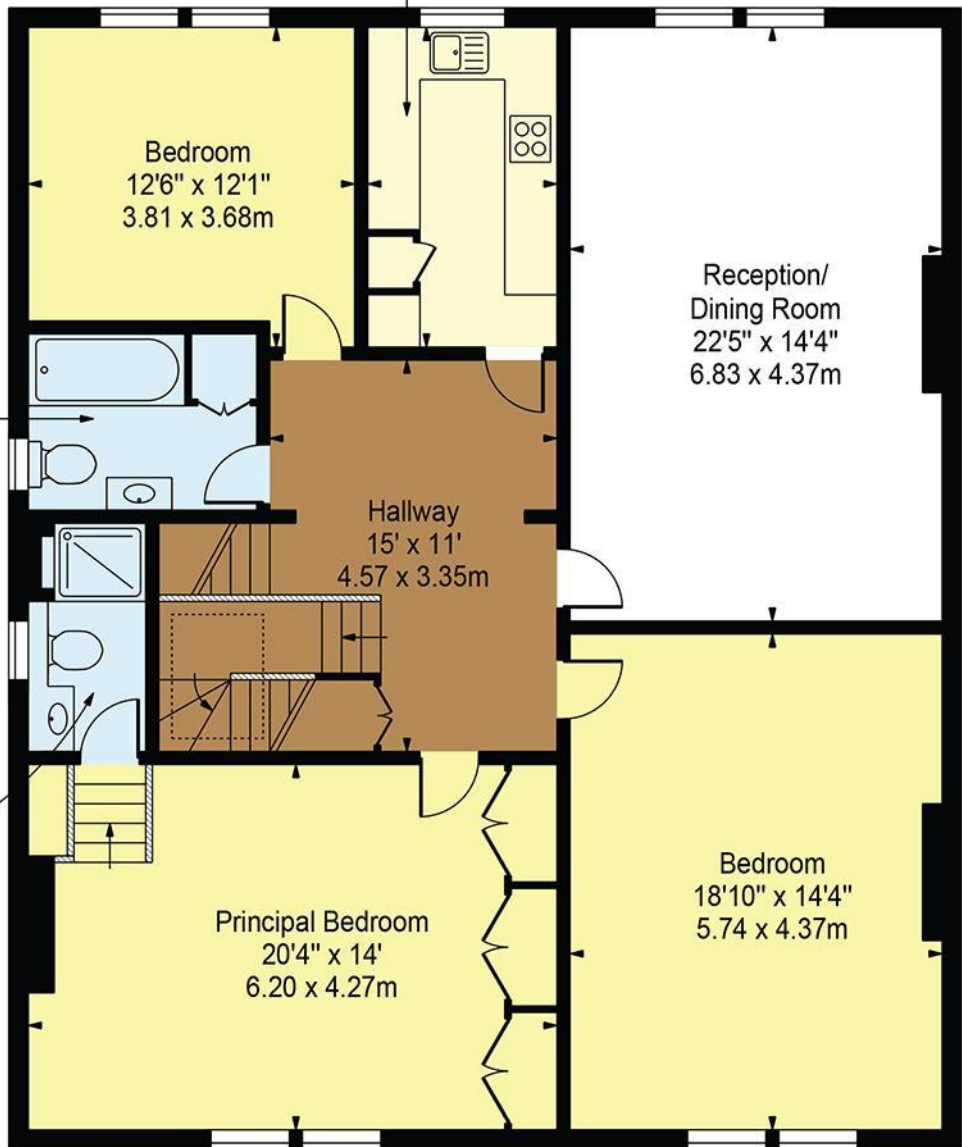
Approx. Gross Internal Area 1481 Sq Ft - 137.59 Sq M



Terrace
15'5" x 15'5"
4.70 x 4.70m
(approximate)

Kitchen
12'3" x 7'3"
3.73 x 2.21m

Third Floor

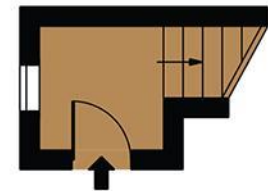


Bathroom
8'9" x 6'9"
2.67 x 2.06m

Bedroom
12'6" x 12'1"
3.81 x 3.68m

Reception/
Dining Room
22'5" x 14'4"
6.83 x 4.37m

Hallway
15' x 11'
4.57 x 3.35m



First Floor Entrance
(28 Sq Ft - 2.60 Sq M)

Ensuite
8'9" x 4'6"
2.67 x 1.37m

Principal Bedroom
20'4" x 14'
6.20 x 4.27m

Bedroom
18'10" x 14'4"
5.74 x 4.37m

Second Floor

(1453 Sq Ft - 134.98 Sq M)

For Illustration Purposes Only - Not To Scale

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.

Copyright Morriarti Photography & Design LTD

Energy performance certificate (EPC)

8c, Aberdare Gardens LONDON NW6 3PY	Energy rating	Valid until:	1 September 2034
	D	Certificate number:	1534-3528-3400-0120-1272

Property type	Top-floor flat
Total floor area	138 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance