

Priory Road, South Hampstead, London



- Superb 3 double bedroom, 2 bathroom, 2nd and 3rd floor split level apartment in this double fronted detached property on Priory Road
- Ideal for West Hampstead underground & overground stations. Close to leisure complex of the 02
- Stairs up to conservatory with plenty of storage and access to an unofficial flat roof and use of rear communal gardens
- Well located between Compayne Gardens & Broadhurst Gardens with easy access to restaurants and cafes on West End Lane
- Wonderful accommodation superb reception and well fitted kitchen. Wood flooring in Hallway and reception areas
- Available now. Part furnished or Unfurnished. EPC:D. For sharers rent will be **£2708.per month**



Weekly Rental £575 Monthly £2491.66

1st Floor entrance

2nd floor

Bedroom 2 12' 6" x 12' 6" (3.8m x 3.8m)

Double glazed window. Built in wardrobes.

Shower/wc

2.70m x 1.60m (8' 10" x 5' 3") 3 piece suite with shower cubical and wash basin, low flush wc, sash window.

Bedroom 3 12' 10" x 8' 6" (3.9m x 2.6m)

Sash window, spot light.

3rd floor

Reception 21' 8" x 15' 1" (6.6m x 4.6m)

Wood floors, velux window, double glazed window to front.

Kitchen 14' 1" x 10' 2" (4.3m x 3.1m)

Tiled floor, fitted wall and base units, dishwasher and washer dryer, fridge freezer. Double sink unit set into work top. Double glazed window.

Den/breakfast area

Access to flat roof used as unofficial terrace. Wood floor, plenty of eaves storage and windows all around the room and roof. Additional fridge freezer.

Flat roof 14' 1" x 11' 10" (4.3m x 3.6m)

Access via Sun room to flat roof being used unofficially.

Bedroom 1 16' 5" x 15' 9" (5.0m x 4.8m)

Range of built in wardrobes. En-suite bathroom.

Ensuite Bathroom/wc 6' 7" x 5' 11" (2.0m x 1.8m)

3 piece suite, tiled walls and floor. Double glazed window.

Communal gardens

Side access to excellent rear gardens.

Energy performance certificate (EPC)

FLAT 5
105 PRIORY ROAD
LONDON
NW6 3NN

Energy rating

E

Valid until 11 January 2031

Certificate number

2080-4609-9090-0503-2095

Property type

Top-floor flat

Total floor area

116 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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