

Aberdare Gardens, South Hampstead, London



- 2nd floor (top) 3 double bedroom 2 bathroom (en-suite shower) on Aberdare Gardens nr the junction of Priory Road
- Superb reception room with access well fitted kitchen breakfastroom
- Available now. Furnished or unfurnished. EPC: C
- Ideal for West Hampstead, Finchley Road underground zone 2 stations and South Hampstead overground
- light and airy rooms. Wood flooring
- Contact Rose & Co Estates 0207 372 8488



Weekly Rental £650 Monthly £2816.66

Entrance Hall

2nd floor entrance. Landing with wood floors.

Reception

5.61m x 4.51m (18' 5" x 14' 10") Wood floors, 2 sash window. Double doors separating the reception to kitchen dinner.

Exterior

Kitchen

4.86m x 3.24m (15' 11" x 10' 8") Fitted wall and base units with work to with inset sink unit. 2 sash windows. Oven hob extractor. Fridge freezer, washer/dryer and dishwasher. Tiled walls and floors.

Bedroom 1

4.88m x 3.51m (16' 0" x 11' 6") Built in wardrobes, sash windows with wooden shutters. Door to en-suite bathroom. Mirror fronted wardrobes.

En-suite Bathroom.WC

3 peice suite. Panelled bath. Tiled walls and floor. Heated towel rail and 2 sink units.

Bedroom 2

3.90m x 2.70m (12' 10" x 8' 10") Built in wardrobes, sash window with wooden shutters. Wood floors.

Bedroom 3

3.12m x 2.78m (10' 3" x 9' 1") Built in wardrobes, sash window with shutters. Wood floors.

Shower.wc

3 peice suite. Tiled walls and floor. Skylight. heated towel rail.

Resident Parking


Via Camden Council

EPC:E

Approximate Gross Internal Area
(Excluding Reduced Headroom)
990 sq ft / 92 sq m
Reduced Headroom = 22 sq ft / 2 sq m
Total = 1012 sq ft / 94 sq m



Second Floor

 = Reduced headroom below 1.5 m / 5'0

For illustrative purposes only.
Not to scale.

Energy Performance Certificate

Top Floor Flat, 17 Aberdare Gardens, LONDON, NW6 3AJ

| | | | |
|-----------------------------|----------------|----------------------------|--------------------------|
| Dwelling type: | Top-floor flat | Reference number: | 8561-6525-6930-0850-3996 |
| Date of assessment: | 10 May 2019 | Type of assessment: | RdSAP, existing dwelling |
| Date of certificate: | 31 May 2019 | Total floor area: | 88 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

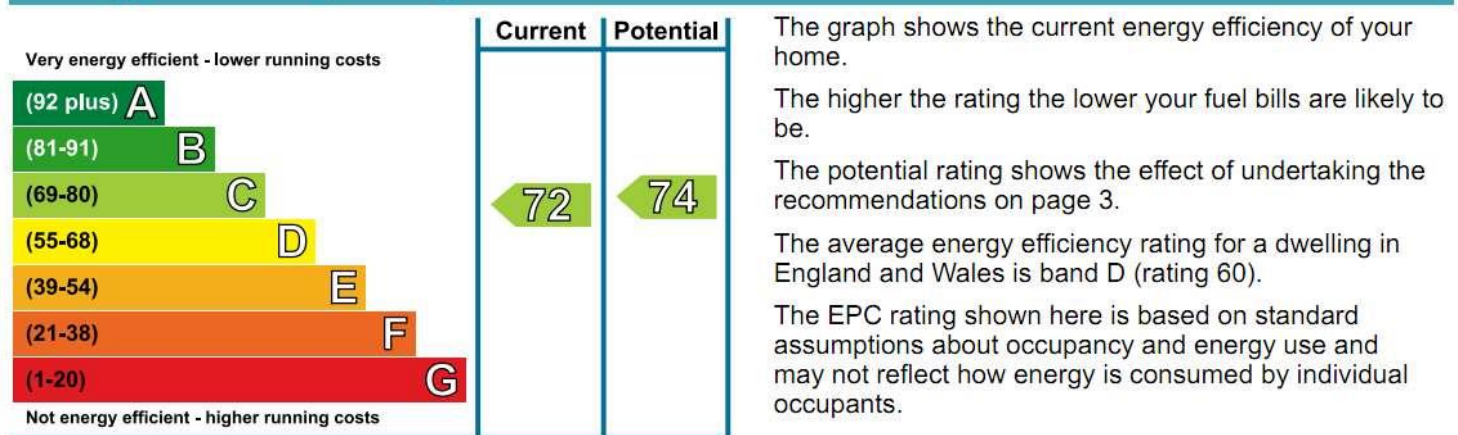
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,923 |
| Over 3 years you could save | £ 189 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 432 over 3 years | £ 216 over 3 years | |
| Heating | £ 1,080 over 3 years | £ 1,107 over 3 years | |
| Hot Water | £ 411 over 3 years | £ 411 over 3 years | |
| Totals | £ 1,923 | £ 1,734 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Low energy lighting for all fixed outlets | £45 | £ 189 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.