

**CENACLE CLOSE, HAMPSTEAD, LONDON NW3 7UE**



- NEWLY REFURBISHED
- 4/5 BEDROOMS PLUS SEPARATE STUDIO FLAT
- MAGNIFICENT DOUBLE VOLUME HALL.
- FRONT AND REAR GARDENS
- DOUBLE DETACHED GARAGE & OSP FOR 2/3 CARS
- DETACHED HOUSE
- FABULOUS CONTEMPORARY KITCHEN AND BATHROOMS.
- DOUBLE ASPECT RECEPTION ROOM
- CLOSE TO HAMPSTEAD HEATH
- HOUSE ARCHITECT DESIGNED BY TED LEVY

**£2,700 Per Week Unfurnished**

**\*Fees Apply**

**Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484**

**Email: [info@abprop.co.uk](mailto:info@abprop.co.uk) Website: [www.abprop.co.uk](http://www.abprop.co.uk)**

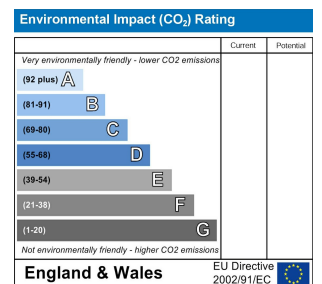
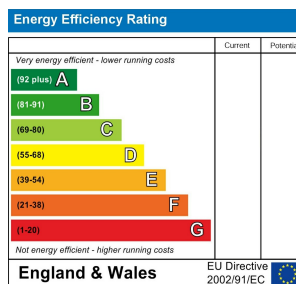
A NEWLY REFUBUSHED detached house of around 2823 sq. ft, originally designed by the renowned architect Ted Levy in around 1969. Located in a sought after quiet cul-de-sac in Hampstead, close to Hampstead Heath, the property includes a studio flat over two floors with its own separate entrance.

The main house first floor, comprises a main bedroom with dressing room and ensuite shower room, 3 further double bedrooms and a family bathroom. The ground floor comprises a stunning 27'10 double aspect reception room, a study/ bedroom 5, a good size eat in kitchen, a utility room and a shower room/Guest WC. All of these rooms lead off of a magnificent double volume hall. The studio flat has a sleeping area and a shower room, over two floors.. Outside, there are both newly landscaped front and rear gardens and there is a detached double garage and off street parking for 2/3 cars.

Cenacle Close is superbly located off West Heath Road, opposite the Hampstead Heath and within a mile of Hampstead Village.

- Barnet Council Tax Band: H £3,,886.48 • EPC Rating: D • Security Deposit: £15,000 (5 weeks rent) Holding Deposit: £6000 (2 weeks rent)

FEES APPLY - for more information about our Tenants fees please visit our website [www.abprop.co.uk](http://www.abprop.co.uk) and click on the Lettings Fees section.



## DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

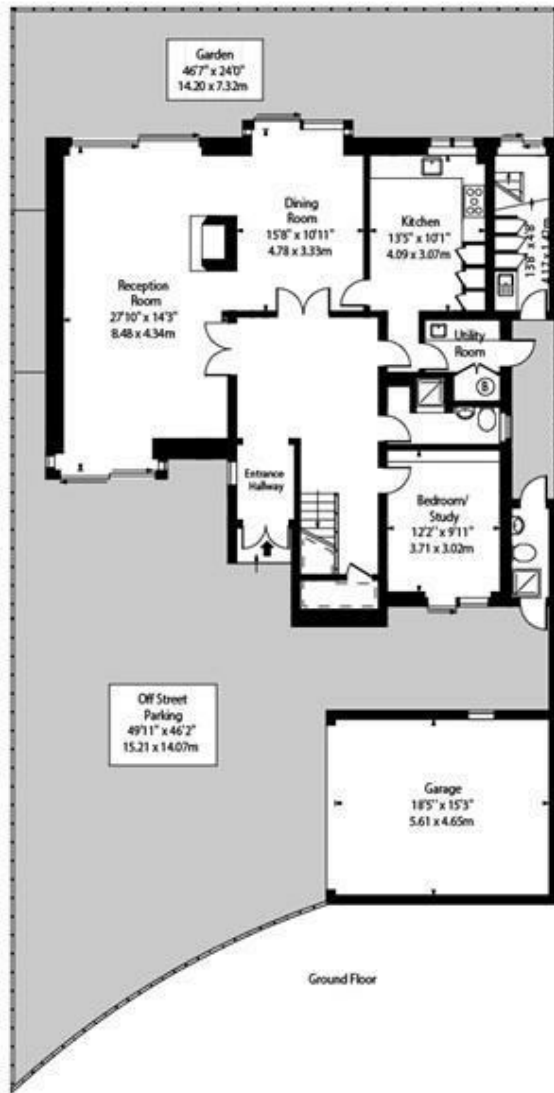
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Cenacle Close, NW3



Approx Gross Internal Area 2510 Sq Ft - 233.18 Sq M

(Including Mezzanine/ Excluding Void & Garage)

Approx Floor Area Including Restricted Heights 2823 Sq Ft - 262.26 Sq M

(Including Mezzanine & Garage / Excluding Void)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref.No.49949

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searching, 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.



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