

Aberdare Gardens, South Hampstead



- Aberdare Gardens is Located on one of South Hampstead most sought after roads
- Well located on Aberdare Gardens between Priory Road and Fairhazel Gardens in the heart of the South Hampstead conservation area
- Potential to extend and recreate a wonderful family home to your own taste
- Currently arranged as 2 flats in this double fronted Edwardian house and extending to circa 4,064 Sq. Ft
- Ideal for Swiss Cottage, Finchley Road and West Hampstead transport links
- South facing 88 ft rear garden. Driveway for up to 3 cars



Guide Price £3,750,000 Subject to Contract

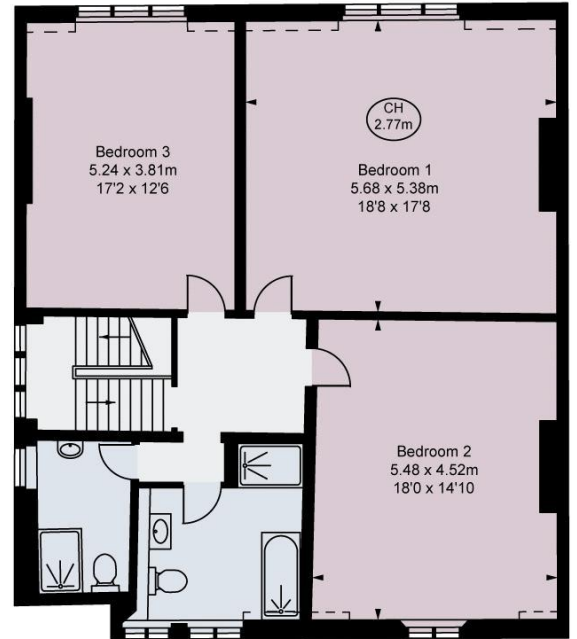
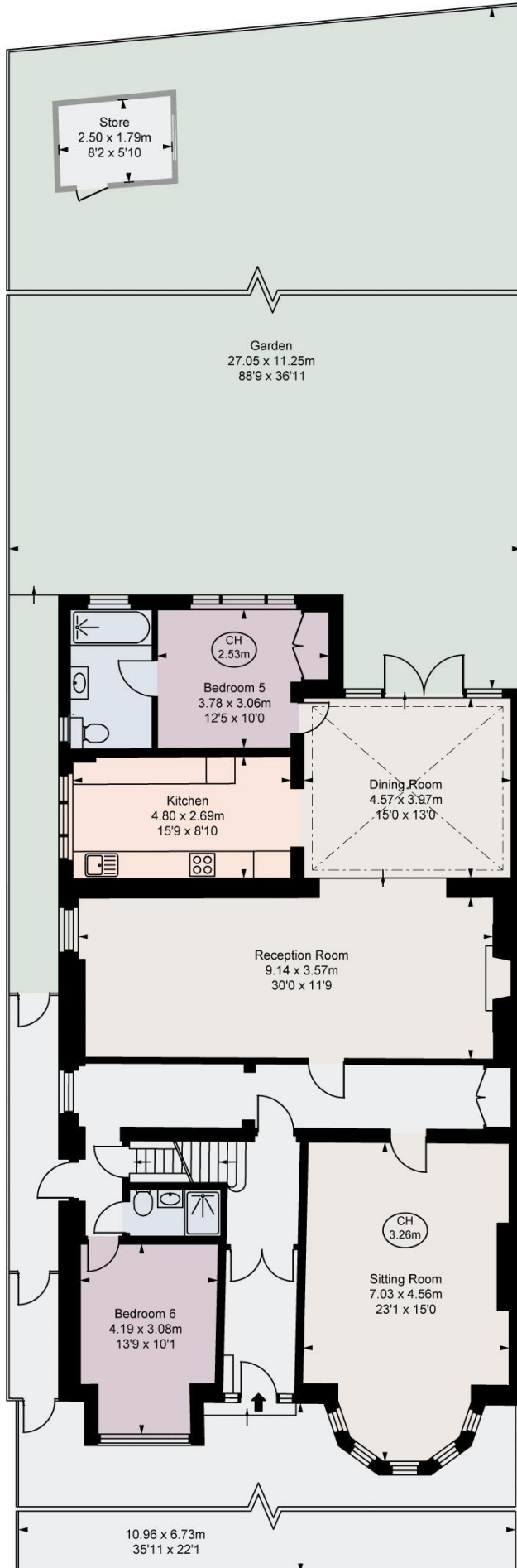
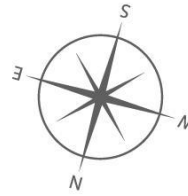
Aberdare Gardens, NW6

Approximate Gross Internal Area
377.55 sq m / 4,064 sq ft
Store
4.55 sq m / 49 sq ft

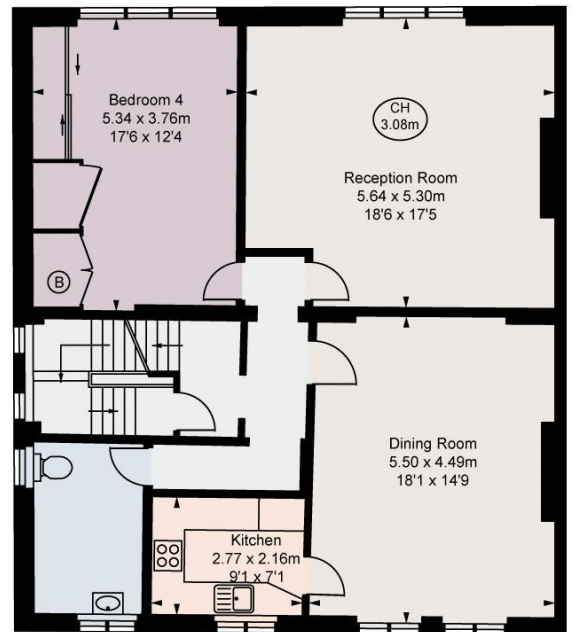
Total Areas Shown on Plan
382.10 sq m / 4,113 sq ft

(Including restricted height under 1.5m □ = □)

(CH = Ceiling Heights)

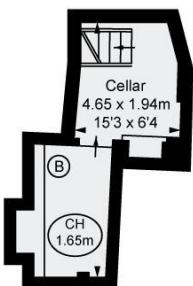


Second Floor
Approximate Gross Internal Area
104.33 sq m / 1,123 sq ft



Ground Floor
Approximate Gross Internal Area
161.84 sq m / 1,742 sq ft

First Floor
Approximate Gross Internal Area
103.46 sq m / 1,114 sq ft



Basement
Approximate Gross Internal Area
7.92 sq m / 85 sq ft

10.96 x 6.73m
35'11 x 22'1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.