



West Heath Gardens

Hampstead, NW3

£7,750 per month
(£1,788.46 per week)

A beautiful 4 bedroom, 4 bathroom detached house comprising 2,300 square feet of accommodation, a garage (additional 212 square feet), ample living space and a south facing garden.

West Heath Gardens is a quiet and desirable cul-de-sac, located in Hampstead NW3 and well positioned for local shops, amenities, bus links and the delightful Golders Hill Park & tennis courts, which are located just 0.5 miles away.

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West Heath Gardens

Hampstead, NW3

- Beautiful detached house
- 2,300 square feet
- 4 bedrooms & 4 bathrooms
- Ample living space
- Utility room
- South facing garden
- Garage (additional 212 square feet)
- 0.5 miles to Golders Hill Park



Deposit Required: £10,730.77
Local Authority: London Borough Of Camden
Council Tax Band: G
EPC Rating: D
Furnished, Part Furnished, Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(94-100)		
B		
(81-93)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Hampstead Lettings

55-56 Hampstead High Street
Hampstead
London
NW3 1QH
hampsteadlettingsusers@chestertons.co.uk
02077941125
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

**Approximate Gross Internal Area 2270 sq ft - 211 sq m
(Excluding Garage)**

Ground Floor Area 1123 sq ft - 104 sq m

First Floor Area 686 sq ft - 64 sq m

Second Floor Area 461 sq ft - 43 sq m

Garage Area 212 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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