



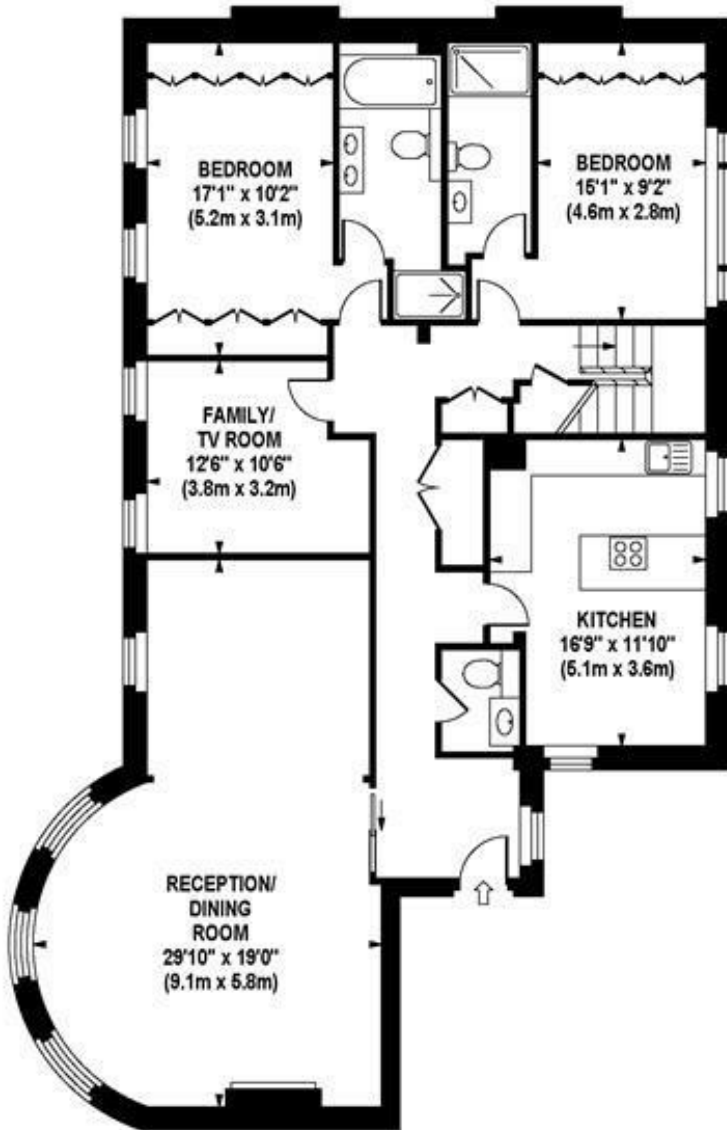
Arkwright Road, Hampstead, NW3 £13,949 Per Month Furnished/unfurnished

Finished to a very high specification this is a beautiful large (2225 sq/ft. / 206.7 sq/m) contemporary 4/5 double bedroom apartment in a stunning period conversion in the heart of Hampstead Village. The property further boasts a large eat in fully fitted modern kitchen/dining room, 4 bathrooms (3 en-suites) and a wonderful reception room with a large bay window and overall this apartment has fantastic built in storage in all the bedrooms. Hampstead Village is one of London's most fashionable areas with a fascinating history and boasts one of London's finest open spaces - Hampstead Heath. This property has a wealth of local amenities in Hampstead Village which include Hampstead tube station (Northern Line), fine restaurants and boutique shops and is also in very easy walk to all the amenities of Finchley Road which has 2 further stations – Finchley & Frognal (Overground) - Finchley Road station (both a Jubilee Line and Metropolitan Line). For those who drive access to the North Circular (A406), A1, A1(M), A41 and M1 are also easily reached – this property offers exceptionally good transportation links. Further amenities include the O2 shopping complex, 2 large supermarkets, 2 cinema and a vast selection of restaurants. Hampstead is blessed with an extensive selection of fine schools making it a prime sought after location for families.

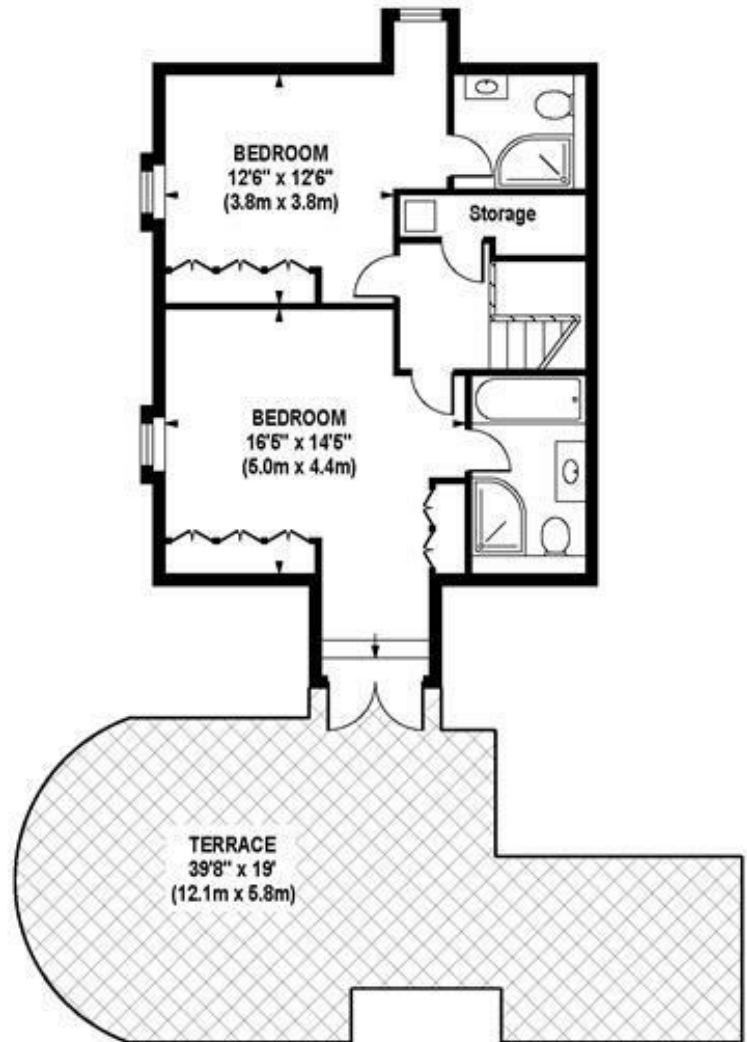


ARKWRIGHT ROAD

Approximate Gross Internal Area 2225 sq ft / 206.7 sq m



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 1558 SQ FT



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 667 SQ FT

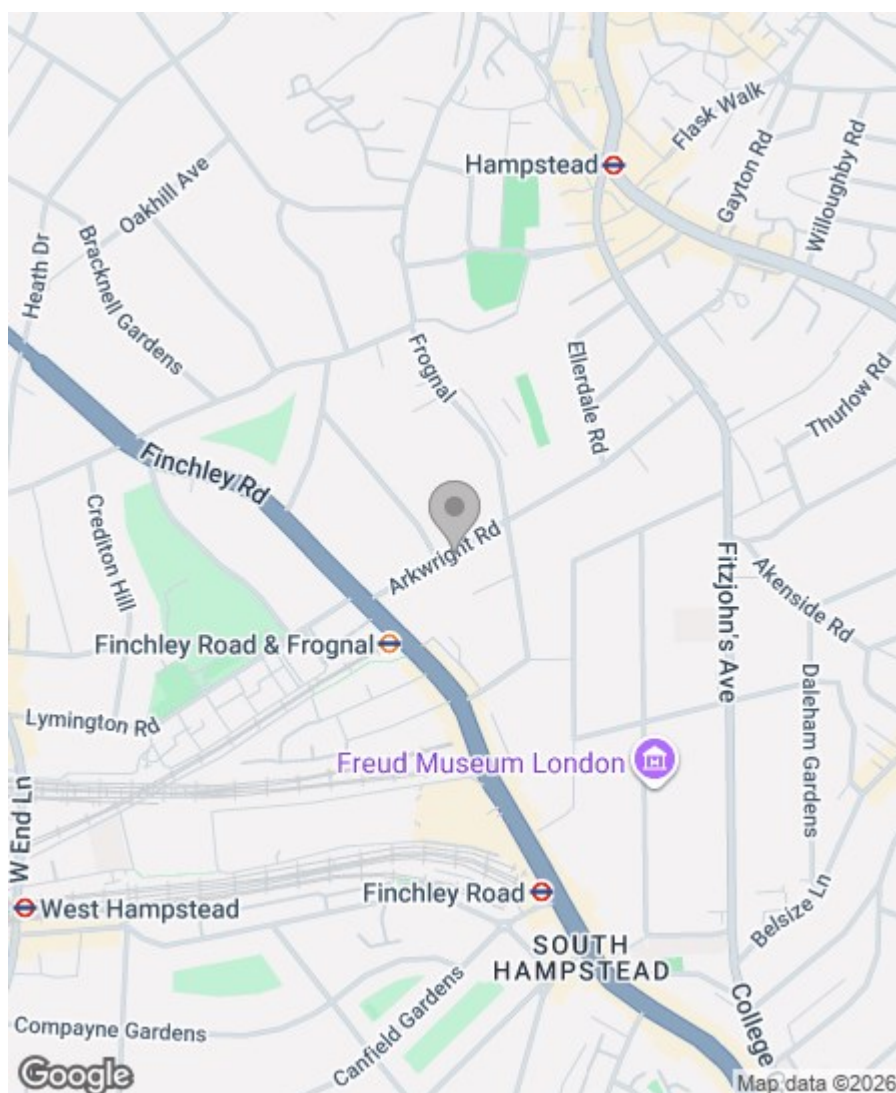
Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Property Overview

Location	Hampstead, NW3
Price	£13,949 Per Month
Bedrooms	4
Bathrooms	4
Receptions	2
Council	Camden
Tax Band	H
Furnishing	Furnished/unfurnished

Key Features

- Spacious
- Wooden Floors in Living Room
- Carpeted Bedrooms
- Ideally Located
- 4/5 Bedrooms
- 4 Bathrooms
- Terrace



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).