



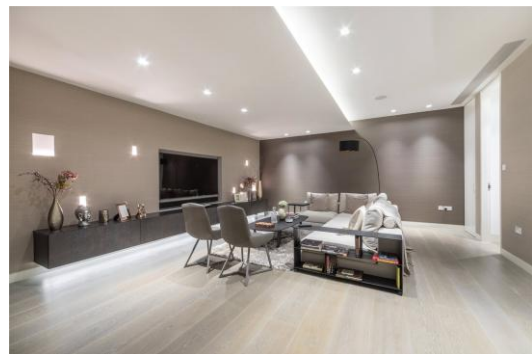
Nutley Terrace

Hampstead, NW3

£15,000 per month
(£3,461.54 per week)

A contemporary style 3 bedroom house over 4 floors boasting a private roof terrace, lift, off street parking, integral garage, Control 4 system, air conditioning, under floor heating and Lutron lighting situated in Hampstead.

CHESTERTONS



Nutley Terrace

Hampstead, NW3

- A New Build Contemporary Style Semi Detached House Over 4 Floors
- 3 Bedrooms, 4 Bathrooms, 2 Receptions, Open Plan Fully Fitted Eat In Kitchen
- Roof Terrace, Lift, Parking, Integral Garage, Air Conditioning, Under Floor Heating, Lutron Lighting
- Excellent Location in Hampstead, Walking Distance to Hampstead Village (Northern Line)



A magnificent new build contemporary style 3 bedroom house over 4 floors boasting a private roof terrace, lift, off street parking, integral garage, Control 4 system, air conditioning, under floor heating and Lutron lighting, engineered wood floors throughout. The property is situated in this excellent location in Hampstead walking distance to the amenities of Hampstead Village. Accommodation comprises lower ground: double bedroom with fitted wardrobes and en-suite wet room, cinema room, gymnasium, utility room, wet room ground: plant room, garage 1st floor: master bedroom with en-suite dressing room and wet room, further double bedroom with fitted wardrobes and en-suite wet room 2nd floor: spectacular reception room and dining area, open plan fully fitted

Minimum Term: 12 months
Deposit Required: £20,769.23
Local Authority: London Borough Of Camden
Council Tax Band: H
EPC Rating: B
Furnished

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Lettings

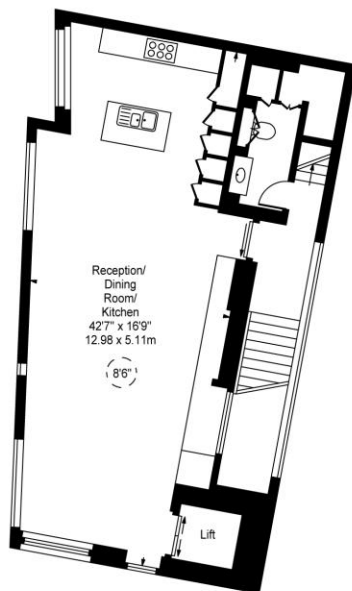
55-56 Hampstead High Street
Hampstead
London
NW3 1QH
hampsteadlettingsusers@chestertons.co.uk
02077941125
chestertons.co.uk

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

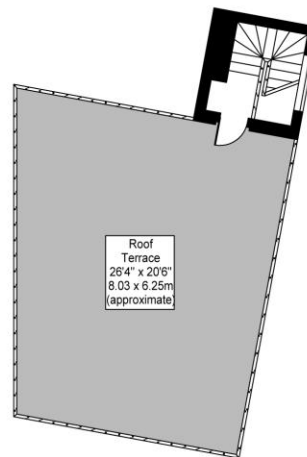
Nutley Terrace,
Hampstead, NW3



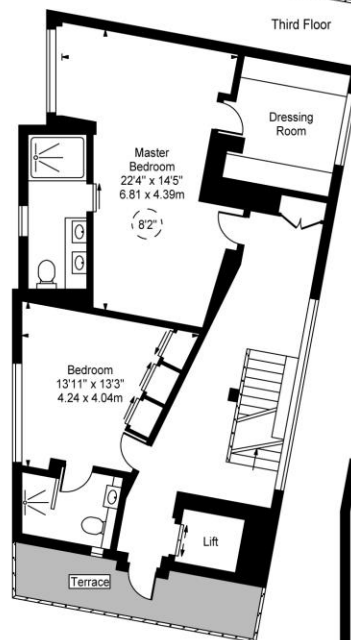
○ - Ceiling Height



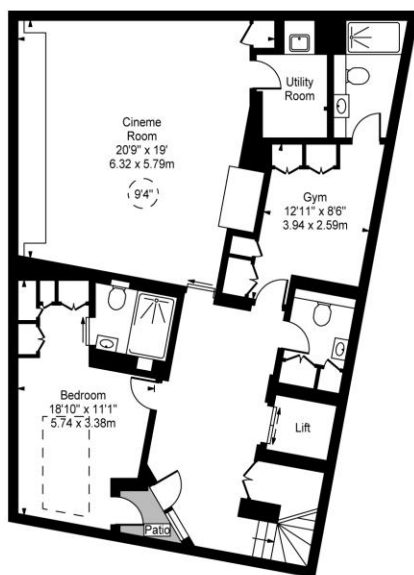
Second Floor



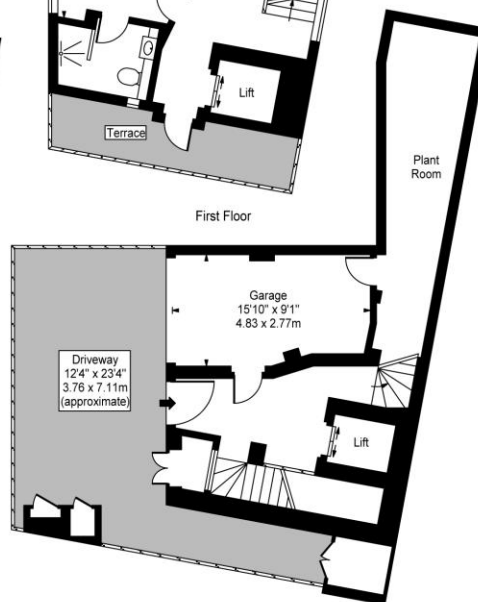
Third Floor



First Floor



Basement



Ground Floor

Approx Gross Internal Area **3480 Sq Ft - 323.29 Sq M**
(Including Garage & Plant Room)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Prepared for Chestertons
Ref. No. 009359K

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