

Aberdare Gardens, South Hampstead London

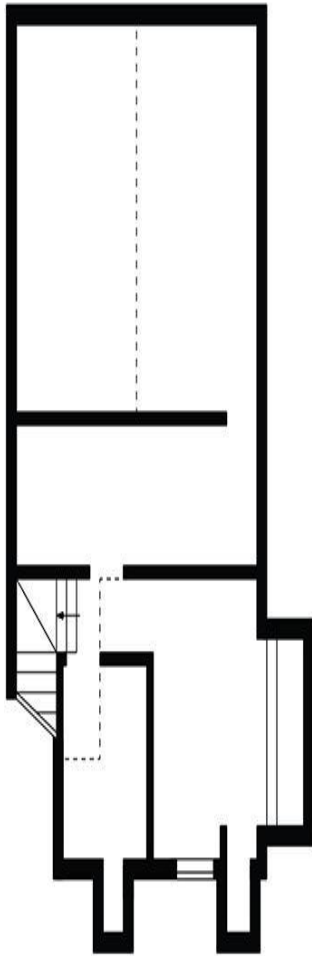


- Exceptional 3 bedroom, 2 bathroom, double fronted garden flat with off street parking on this sought after, tree lined road
- Reception. Fitted kitchen leading to dining room with glazed lantern roof and doors to private garden
- Share of Freehold. Lease 999 from 31st March 1989 being extended to 999 years
- Conveniently located within easy reach of the shops, cafés and transport links of West Hampstead and Finchley Road.
- Principal bedroom with en-suite, two further bedrooms, and a modern family bathroom.
- Council Tax: G. EPC: D.



Asking Price £2,000,000 Subject to Contract

Basement



Ground Floor



Aberdare Gardens



Approx. Total Internal Area 2254 Sq Ft - 209.40 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1952 Sq Ft - 181.35 Sq M
(Excluding Restricted Height Area)

Approx. Gross Internal Area 1677 Sq Ft - 155.80 Sq M
(Excluding Basement)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, 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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Energy performance certificate (EPC)

Flat 1 42 Aberdare Gardens LONDON NW6 3QA	Energy rating D	Valid until: 20 January 2036
		Certificate number: 2000-7419-0060-5507-2095

Property type	Ground-floor flat
Total floor area	143 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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