

Aberdare Gardens, South Hampstead, London



- Double fronted Edwardian property on one of South Hampstead's most sought after roads
- Located between Priory Road and Fairhazel Gardens in the heart of the South Hampstead conservation area
- Significant scope for enhancement
- Currently arranged as 2 flats 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

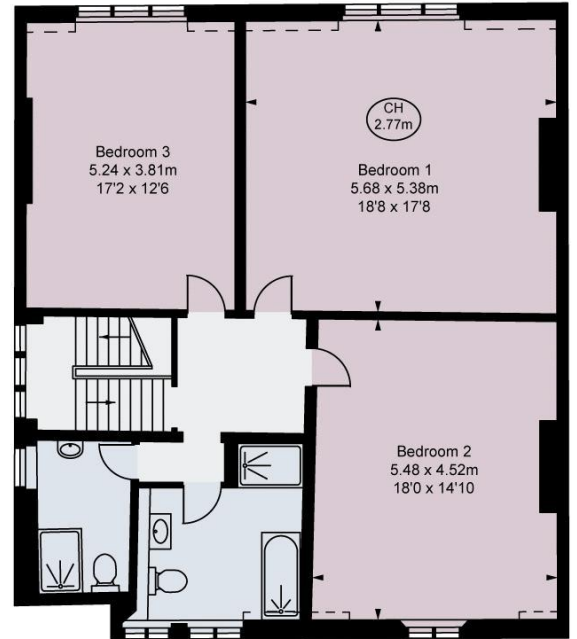
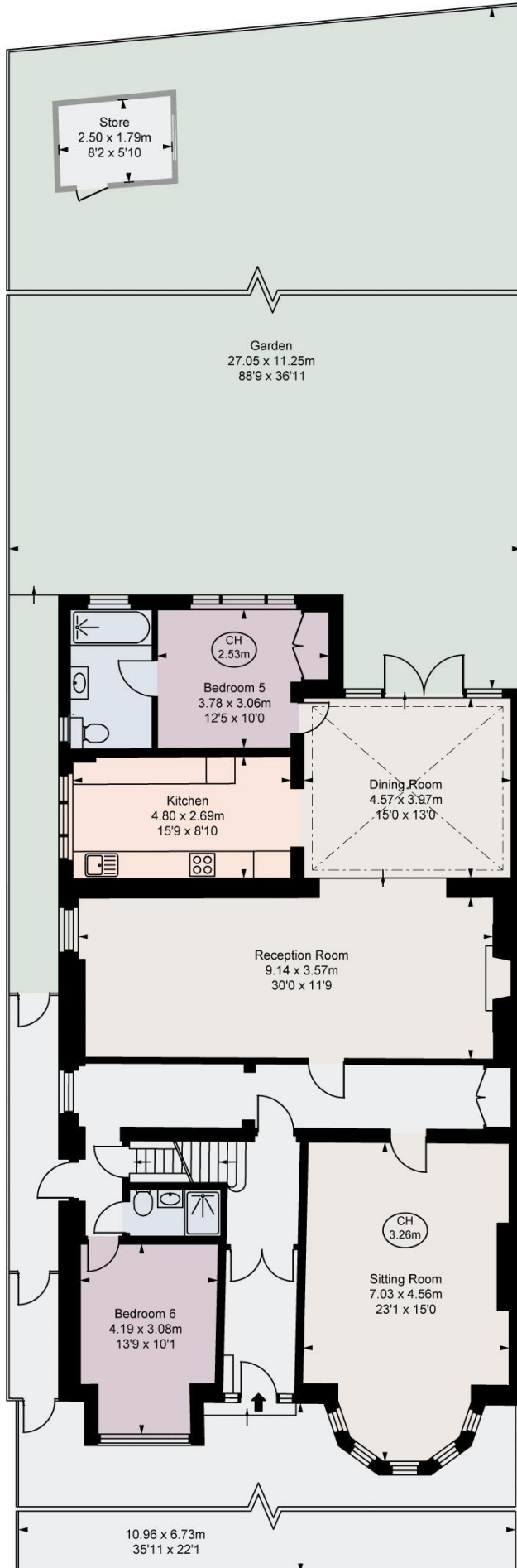
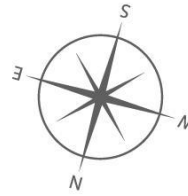
Aberdare Gardens, NW6

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

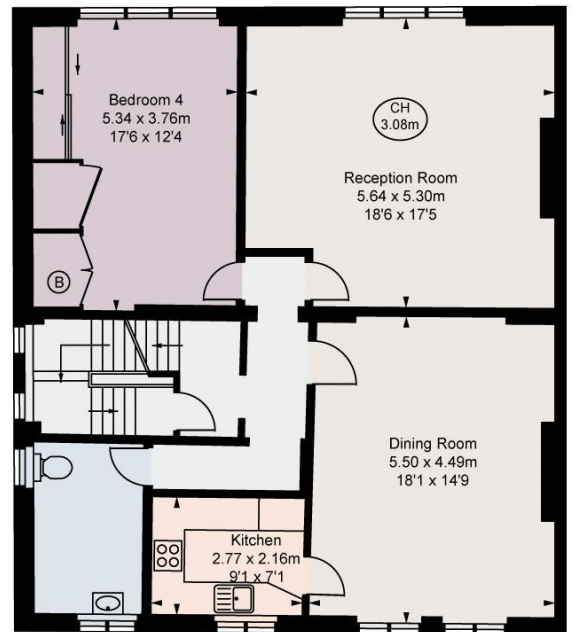
Total Areas Shown on Plan
382.10 sq m / 4,113 sq ft

(Including restricted height
under 1.5m □ = □)

(CH = Ceiling Heights)

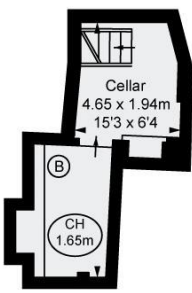


Second Floor
Approximate Gross Internal Area
104.33 sq m / 1,123 sq ft



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

Energy performance certificate (EPC)			
Ground Floor Flat 34 Aberdare Gardens LONDON NW6 3QA	Energy rating D	Valid until:	4 December 2028
		Certificate number:	2318-0906-6289-5428-6904
Property type	Ground-floor flat		
Total floor area	133 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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