



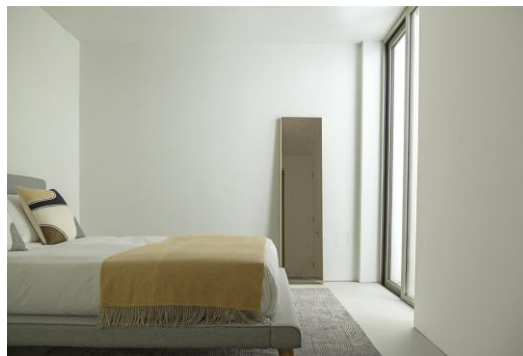
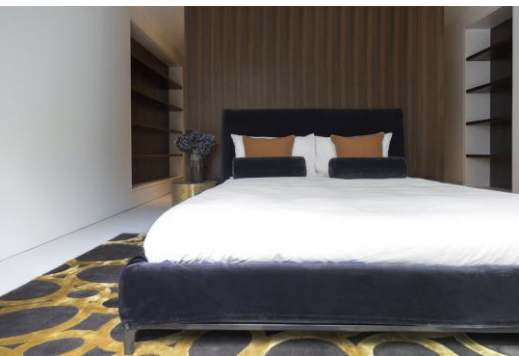
Maresfield Gardens

Hampstead, NW3

£13,000 per month
(£3,000 per week)

A highly refurbished 2 bedroom Coach House with its own front door at the side of this new building with an off-street parking space and electric charger. The property is set over 3 storeys and comprises 2 spacious bedrooms and a beautiful private garden. This exceptional property boasts underfloor heating, engineered oak floors, state of the art Boffi kitchen, high ceilings, air conditioning, electronic blinds and curtains. The property is situated in this excellent location in Hampstead (Northern Line), walking distance to the shops and restaurants as well as within walking distance to Swiss Cottage (Jubilee Line). Accommodation comprises reception room, open plan fully fitted spacious eat in kitchen, 2 bedrooms all with en-suite, utility room.

CHESTERTONS



Maresfield Gardens

Hampstead, NW3

- A Highly Refurbished Coach House with Own Front Door
- 2 Bedrooms, 2 Bathrooms, Reception, Boffi Kitchen
- Off Street Parking, Garden, Air Conditioning, Engineered Oak Floors
- Situated in Premier Road in Hampstead, Walking Distance to Swiss Cottage (Jubilee Line)



Minimum Term: 18 months
Deposit Required: £18,000.00
Local Authority: London Borough Of Camden
Council Tax Band: G
EPC Rating: C
Furnished, Part Furnished, Unfurnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

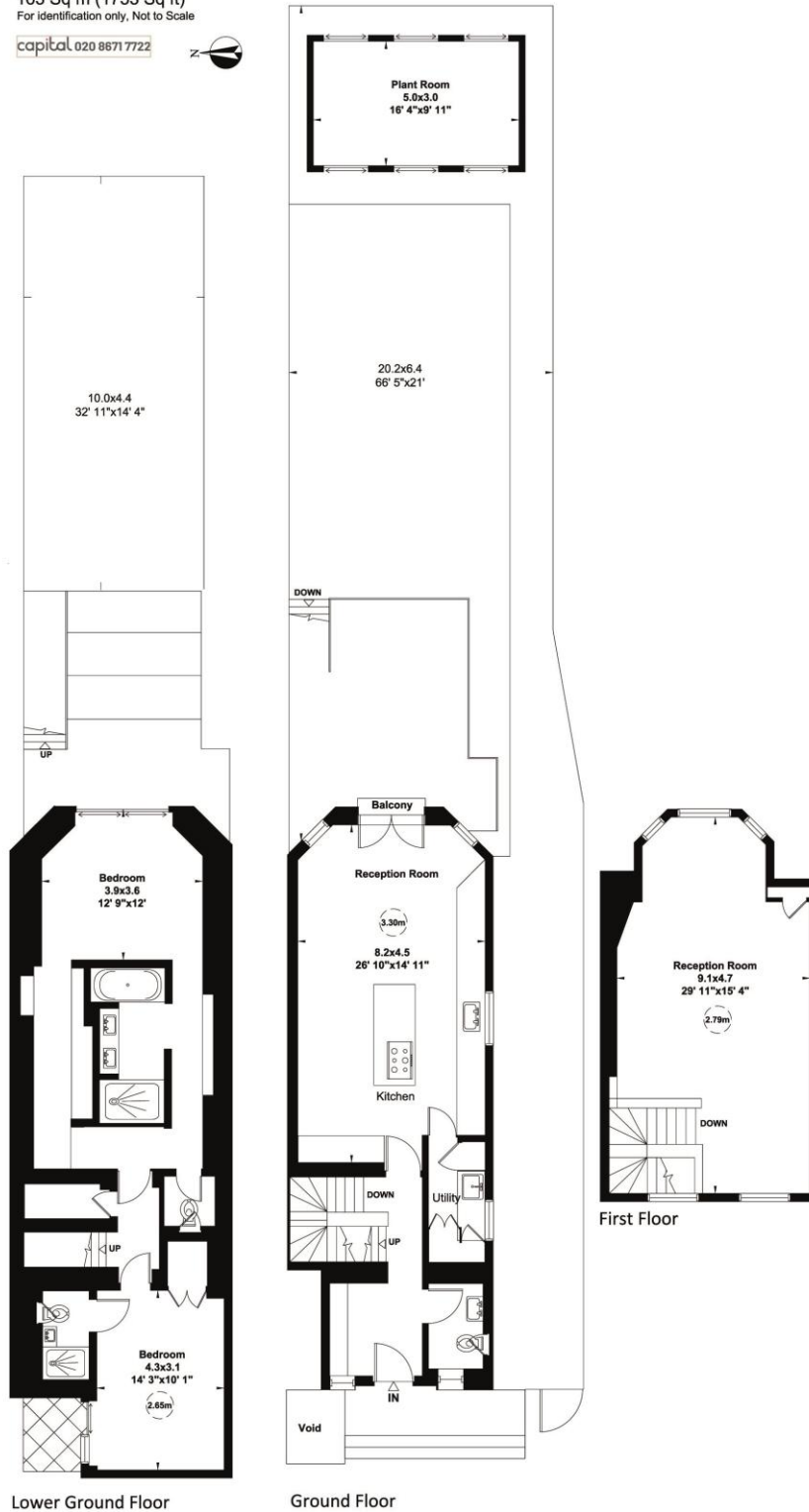
Chestertons Hampstead Lettings

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](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Gross internal area (approx.)
 163 Sq m (1753 Sq ft)
 For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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