



## **Wadham Gardens, London, NW3 3DN**

**£800 Per Week**

LOCATED ON A PRESTIGIOUS & QUIET TREE LINED ROAD IN SWISS COTTAGE/ST JOHNS WOOD IS THIS LOVELY TOP FLOOR ONE BEDROOM APARTMENT

SET OVER 1,390 SQUARE FEET this one bedroom flat is considerably larger than most in the area. The accommodation consists of own front door leading into a spacious entrance vestibule with stairs leading to the open plan top floor of the house which boasts a dual aspect reception room with part open plan kitchen, double bedroom and en-suite bathroom.

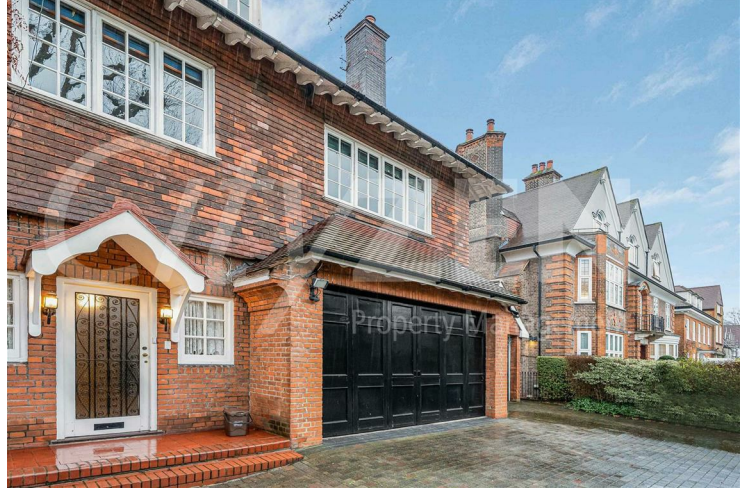
FURNISHED  
AVAILABLE NOW

- A VERY LARGE TOP FLOOR CONVERTED APARTMENT
- LOCATED OFF AVENUE ROAD
- LOCATED ON A QUIET TREE LINED ROAD
- FURNISHED AND AVAILABLE NOW
- ONE BEDROOM FLAT
- WALK TO SWISS COTTAGE STATION
- PRESTIGIOUS LOCATION
- SET OVER 1390 SQ FEET & LARGER THAN MOST IN THE AREA
- ZONE 2 LOCATION
- SHOPPING & ENTERTAINMENT ALL WITHIN WALKING DISTANCE

## Wadham Gardens, London, NW3 3DN



EXTERNAL



EXTERNAL



EXTERNAL



RECEPTION



EXTERNAL



RECEPTION

## Wadham Gardens, London, NW3 3DN



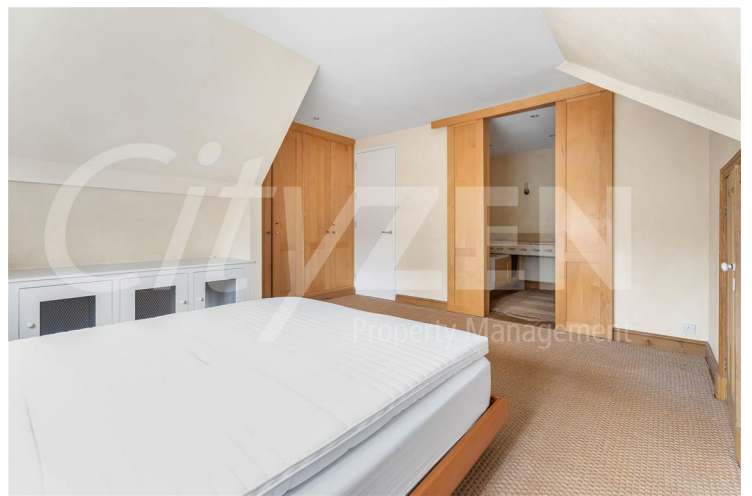
RECEPTION



BEDROOM



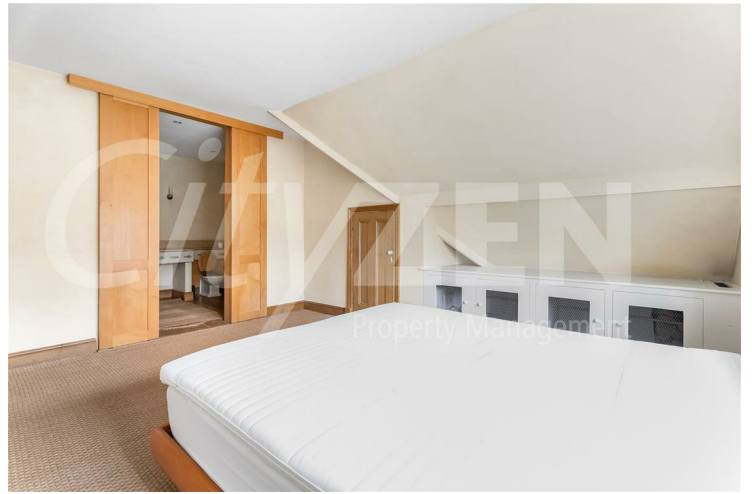
BEDROOM



BEDROOM



BEDROOM



BEDROOM

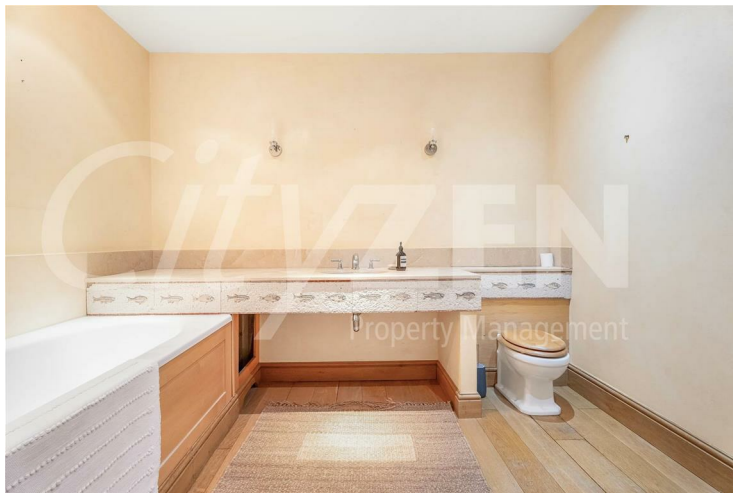
## Wadham Gardens, London, NW3 3DN



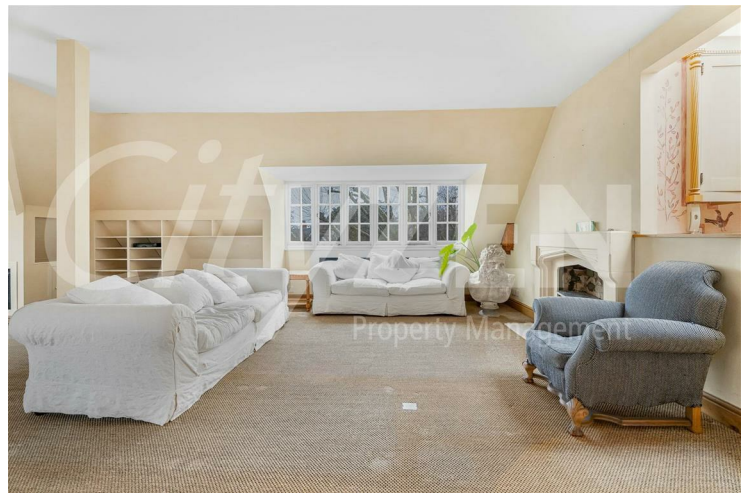
BATHROOM



BATHROOM



BATHROOM



RECEPTION



BATHROOM



RECEPTION

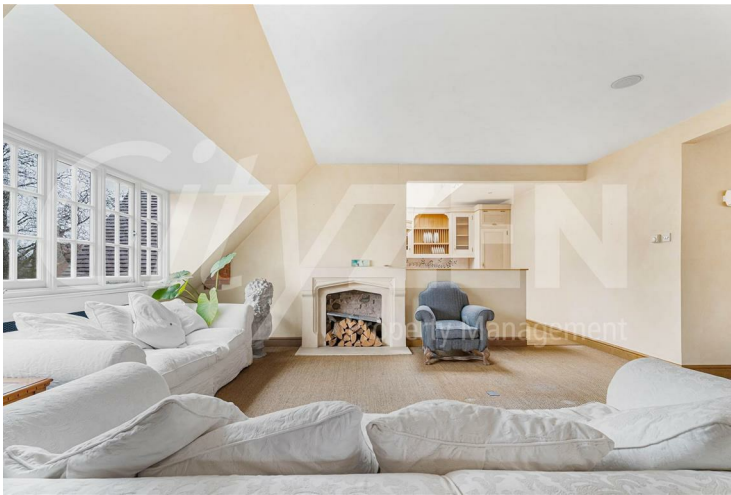
## Wadham Gardens, London, NW3 3DN



RECEPTION



KITCHEN



RECEPTION



KITCHEN



KITCHEN



KITCHEN

## Wadham Gardens, London, NW3 3DN



RECEPTION



RECEPTION



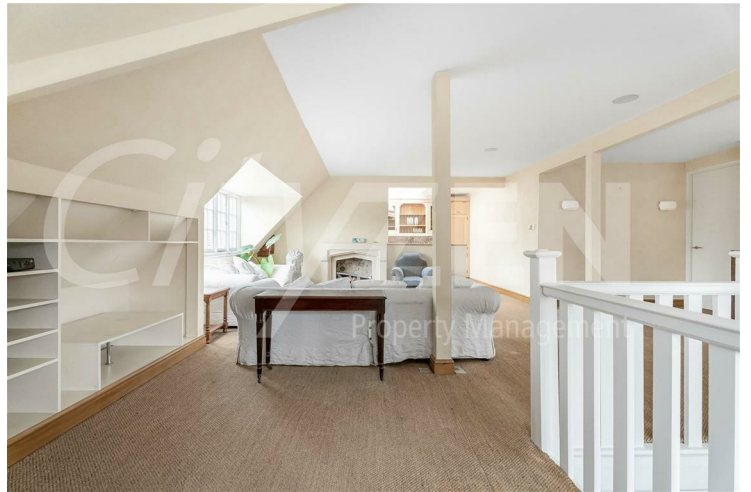
RECEPTION



RECEPTION



RECEPTION

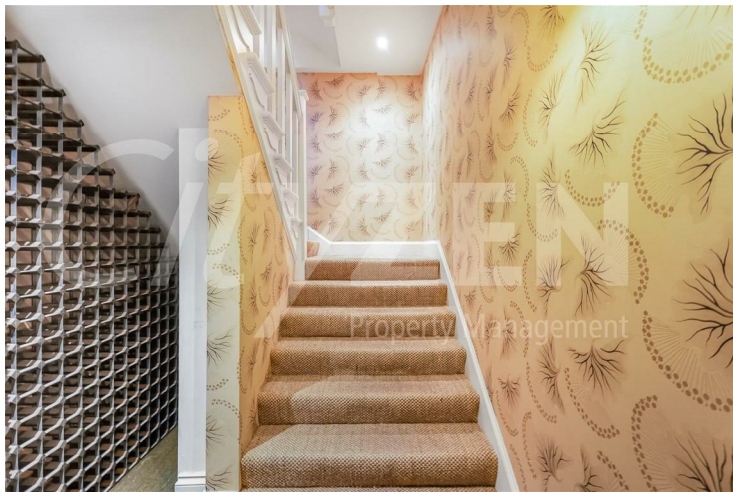


RECEPTION

## Wadham Gardens, London, NW3 3DN



RECEPTION



ENTRANCE

Approximate Gross Internal Area 1391 sq ft -129 sq m

Ground Floor Area 98 sq ft – 9 sq m

First Floor Area 1293 sq ft – 120 sq m

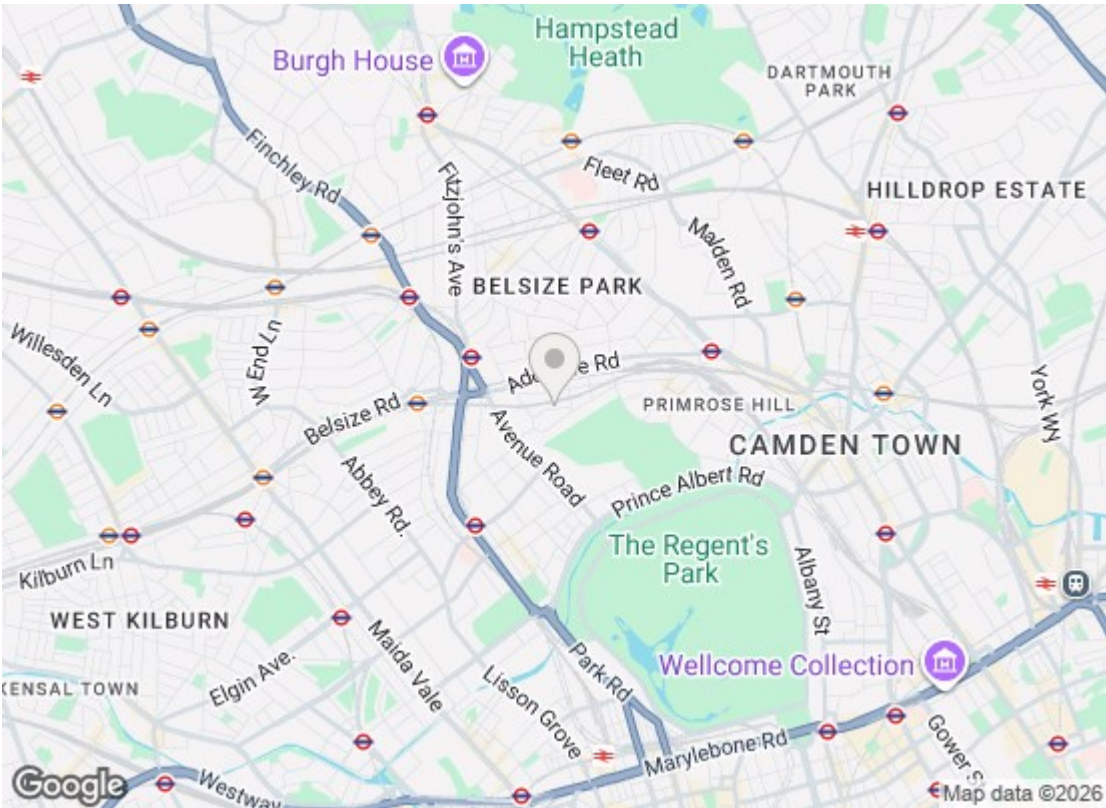


Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.