



# Aberdare Gardens

South Hampstead, NW6

£2,450 per month  
(£565.38 per week)

\*VIDEO TOUR AVAILABLE\*. A delightful south facing 1st floor apartment in this period conversion situated in an excellent location in South Hampstead, walking distance to the amenities of West End Lane and close to Finchley Road (Jubilee Line). Accommodation comprises spacious reception room, open plan fully fitted kitchen, double bedroom, bathroom. Sole Agent.

**CHESTERTONS**



# Aberdare Gardens

## South Hampstead, NW6

- A Delightful South Facing 1st Floor Apartment in Period Conversion
- 1 Bedroom, 1 Bathroom, Reception, Kitchen
- Excellent Location in South Hampstead, Walking Distance to the Amenities of West End Lane and Close to Finchley Road (Jubilee Line)



**Deposit Required:** £2,826.92  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** D  
**EPC Rating:** D  
**Furnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(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](mailto:hampsteadlettingsusers@chestertons.co.uk)  
 02077941125  
[chestertons.co.uk](http://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](http://chestertons.co.uk/property-to-rent/applicable-fees)

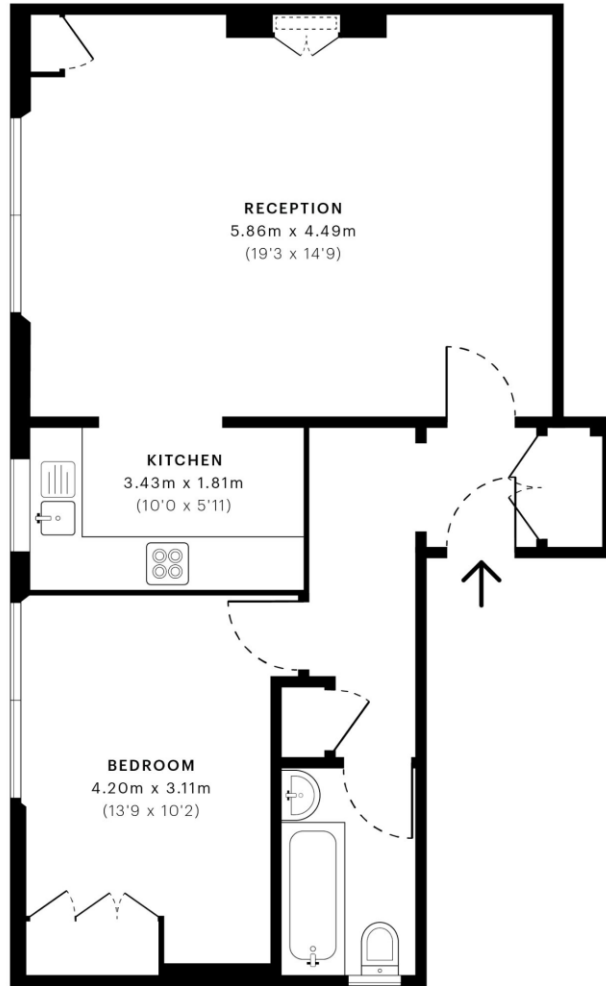


# Aberdare Gardens, NW6

CAPTURE DATE 23/08/2022 LASER SCAN POINTS 43,922,715

GROSS INTERNAL AREA

55.30 sqm / 595.24 sqft




— First Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
55.30 sqm / 595.24 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
52.70 sqm / 567.26 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.24 sqm / 2.58 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.42 sqm / 596.54 sqft  
IPMS 3C RESIDENTIAL 53.06 sqm / 571.13 sqft

spec ID 6304902d3fbc3b0dd8a38a40

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