



ABERDARE GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3AN

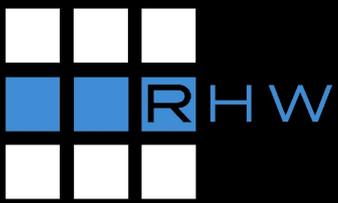
**PRICE: £4,600 PCM**

**FURNISHED**

An entire ground-floor 3-bedroom apartment has just been renovated with a private rear garden within a period Victorian residence located in arguably the finest road in South Hampstead, ideally placed close to the junction with Fairhazel Gardens and within easy reach of both Finchley Road and Swiss Cottage tube station.

This high-ceiling apartment has many period features with three double bedrooms, the huge master bedroom with en suite bathroom and further bathroom and a separate WC. large fitted kitchen. This property is being offered fully furnished with new furniture.

Ideal for sharers as an Additional HMO Licence is in place

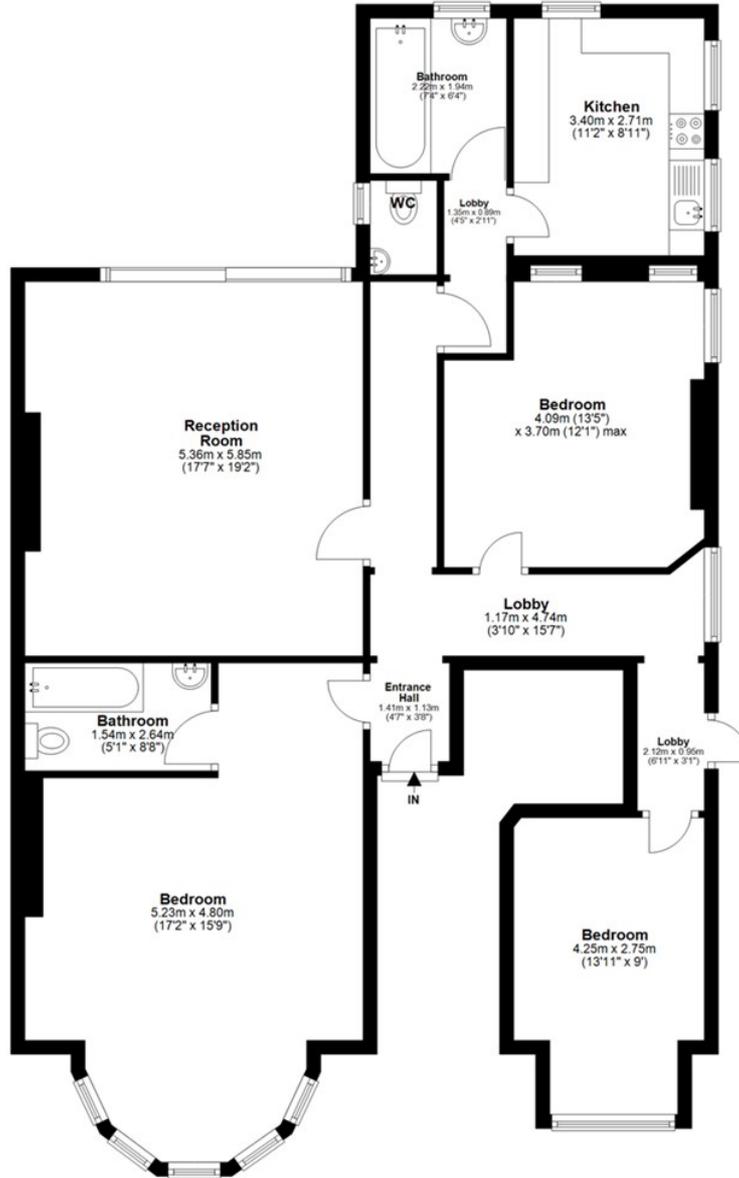


**FEATURES:**

- Garden Flat
- Spacious
- 3 Double Bedrooms

### Ground Floor

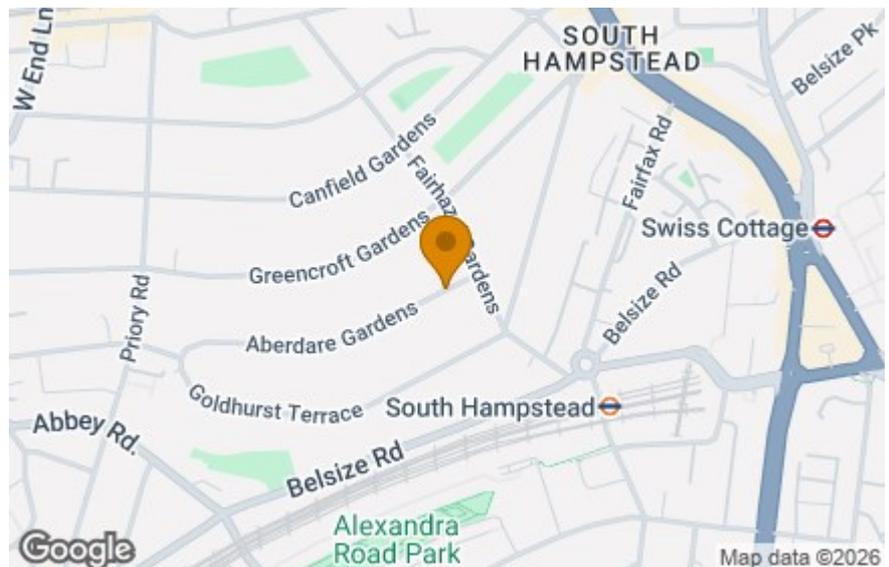
Approx. 119.5 sq. metres (1286.7 sq. feet)



Total area: approx. 119.5 sq. metres (1286.7 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective tenant. Not to scale. Copyright: RHW Estates