



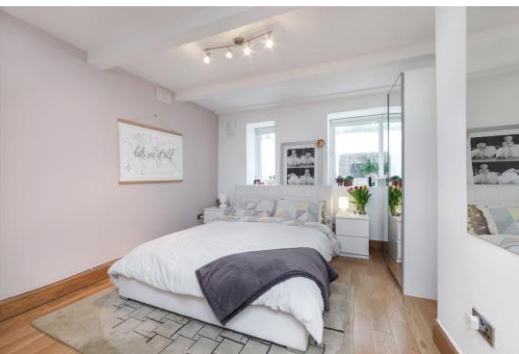
# Rutland House

30 Greencroft Gardens, NW6

£2,900 per month  
(£669.23 per week)

A beautiful 2 bedroom garden apartment in this period building in South Hampstead. The property comprises approximately 700 sq ft and has been refurbished to an exceptionally high standard benefiting from wood floors throughout, double glazed windows, secluded private patio, solid wood doors and access to beautiful communal gardens. The property is situated within close proximity to the transport links into the City (Metropolitan and Jubilee Lines). Accommodation comprises reception room and dining area, open plan fully fitted kitchen, master bedroom with fitted wardrobes and en-suite shower room, 2nd double bedroom also with fitted wardrobes and en suite shower room, guest cloakroom.

**CHESTERTONS**



# Rutland House

## 30 Greencroft Gardens, NW6

- Beautiful Garden Apartment in Period Building
- 2 Bedrooms, 2 Bathrooms, Reception, Fully Fitted Kitchen
- Solid Wood Floors, Secluded Private Patio, Communal Gardens
- Situated in Premier Road in South Hampstead (Jubilee and Metropolitan Lines)



**Minimum Term:** 12 months  
**Deposit Required:** £3,346.15  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** D  
**EPC Rating:** C  
**Part Furnished**

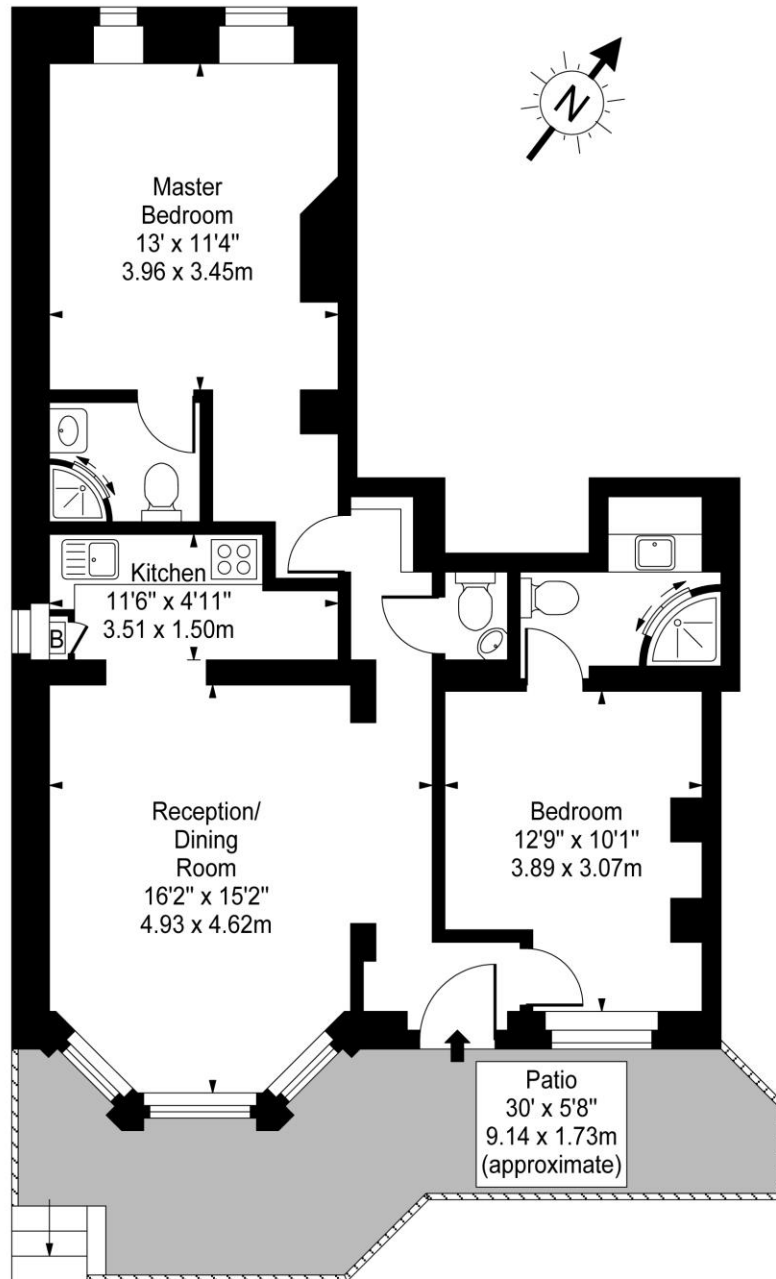
Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 - 100)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>	<b>64</b>	<b>66</b>
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England & 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

**Rutland House,  
Greencroft Gardens, NW6**



Lower Ground Floor

Approx Gross Internal Area **743 Sq Ft - 69.02 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

Ref. No. 005675K

