



Caulfield House

1 Penrose Gardens, NW3

£4,500 per month
(£1,038.46 per week)

A fabulous 3 bedroom 1st floor apartment with lift and concierge in this brand new development boasting 2 terraces, under floor heating, Miele appliances, wine cooler, integrated audio system and comfort air conditioning, underground parking space. The property is situated in this excellent location within walking distance to the shops and amenities of Hampstead (Northern Line) and within close proximity to Swiss Cottage and Finchley Road (Jubilee Lines).

Accommodation comprises spacious entrance hall, reception room with direct access to the decked terrace, open plan fully fitted kitchen, master bedroom with fitted wardrobes and en-suite marble wet room, 2 further double bedrooms with fitted wardrobes, family bathroom, spacious utility room.

CHESTERTONS



Caulfield House

1 Penrose Gardens, NW3

- A Fabulous 1st Floor Apartment with Lift in Brand New Development
- 3 Bedrooms, 2 Bathrooms, Reception, Open Plan Fully Fitted Kitchen
- 2 Terraces, Underfloor Heating, Integrated Audio System, Comfort Air Conditioning, Parking, Concierge
- All utilities are excluded from the rent except WiFi.



Deposit Required: £6,230.77
Local Authority: London Borough Of Camden
Council Tax Band: F
EPC Rating: B
Unfurnished

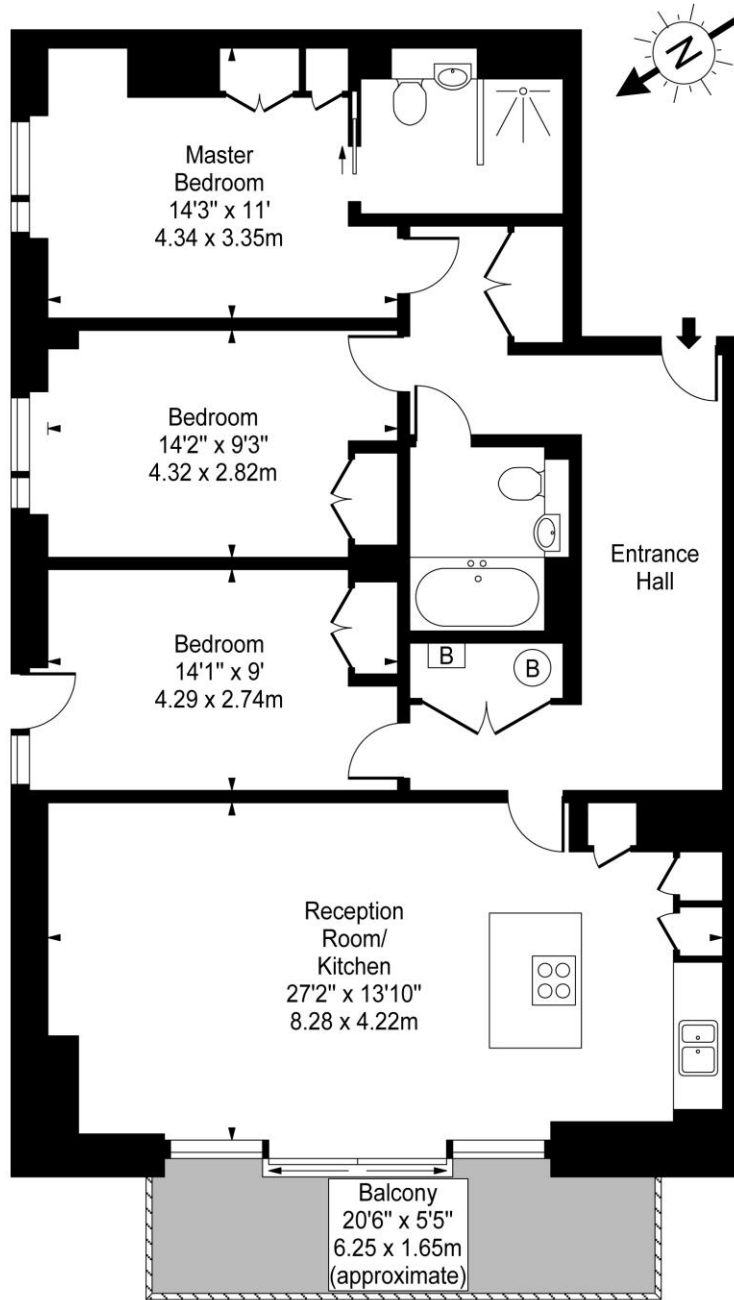
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Chestertons Hampstead Lettings

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 Hampstead
 London
 NW3 1QH
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 02077941125
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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

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First Floor

Approx Gross Internal Area **1142 Sq Ft - 106.09 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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