



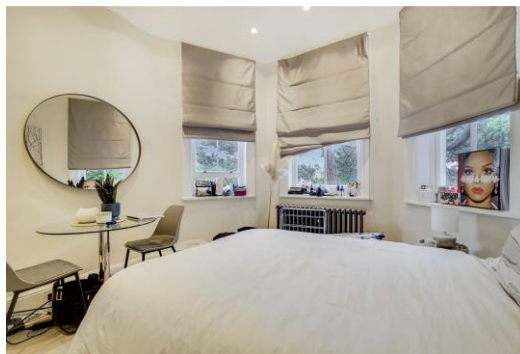
Langland Gardens

Hampstead, NW3

£1,975 per month
(£455.77 per week)

VIDEO TOUR AVAILABLE. A delightful 1st floor studio apartment in this Victorian conversion with good storage situated in this excellent location a short way from Finchley Road (Jubilee Line) and close to Hampstead (Northern Line).

CHESTERTONS



Langland Gardens

Hampstead, NW3

- A Delightful 1st Floor Studio Apartment in Victorian Conversion
- 0 Bedroom, Reception, Kitchen, Shower Room
- Good Storage
- Excellent Location, Short Walk Away From Finchley Road (Jubilee Line), Close to Hampstead (Northern Line)



VIDEO TOUR AVAILABLE. A delightful 1st floor studio apartment in this Victorian conversion with good storage. The property is situated in this excellent location a short way from Finchley Road (Jubilee Line) and close to Hampstead (Northern Line). Accommodation comprises reception/bedroom, open plan fully fitted kitchen, bathroom.

Minimum Term: 12 months
Deposit Required: £2,278.85
Local Authority: London Borough Of Camden
Council Tax Band: B
EPC Rating: D
Furnished

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

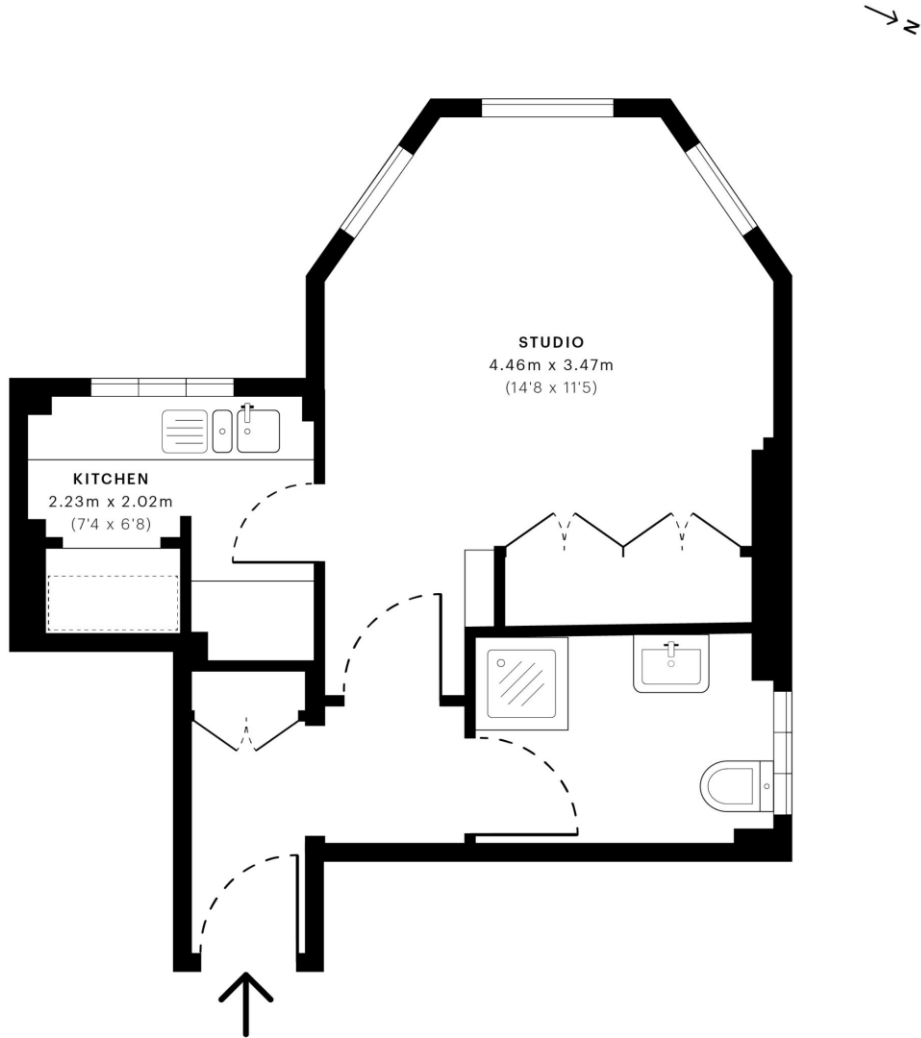


Langland Gardens, NW3

CAPTURE DATE 23/06/2022 LASER SCAN POINTS 34,802,926


GROSS INTERNAL AREA

24.76 sqm / 266.51 sqft




— First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
24.76 sqm / 266.51 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
23.30 sqm / 250.80 sqft

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

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.45 sqm / 4.84 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 25.30 sqm / 272.33 sqft
IPMS 3C RESIDENTIAL 24.02 sqm / 258.55 sqft

SPEC ID 62b2f7664c04560e3609b69a

