



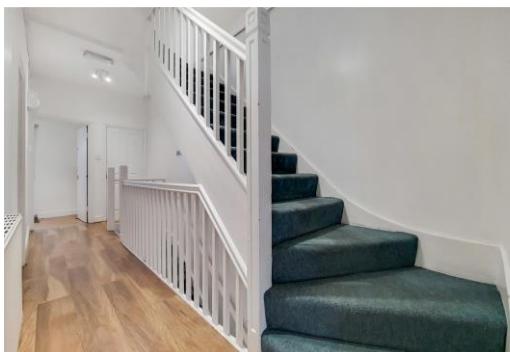
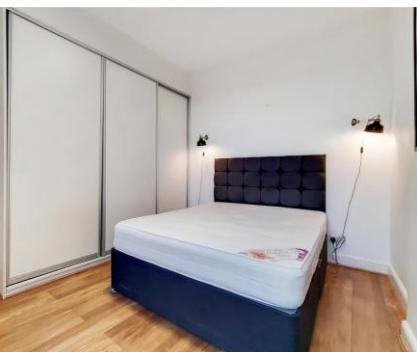
# Finchley Road

Hampstead, NW3

£3,700 per month  
(£853.85 per week)

\*VIDEO TOUR AVAILABLE\*. A lovely 3/4 bedroom maisonette offering plenty of storage and a balcony situated in this excellent location walking distance to the shops and amenities of Hampstead (Northern Line) and Finchley & Frognal (Overground).

**CHESTERTONS**



# Finchley Road

## Hampstead, NW3

- A Lovely Maisonette in Period Conversion
- 3/4 Bedrooms, 2 Bathrooms, Reception, Kitchen
- Balcony, Plenty of Storage, Shower Room
- Walking Distance to the Shops/Amenities of Hampstead (Northern Line) and Finchley & Frognal (Overground)



\*VIDEO TOUR AVAILABLE\*. A lovely 3/4 bedroom maisonette offering plenty of storage and a balcony. The property is situated in this excellent location walking distance to the shops and amenities of Hampstead (Northern Line) and Finchley & Frognal (Overground). Accommodation comprises entrance on the ground floor 1st floor: reception room, bedroom, fully fitted kitchen with direct access to the balcony, 2nd floor: 2 double bedrooms, family bathroom, shower room.

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|                          |                          |
|--------------------------|--------------------------|
| <b>Minimum Term:</b>     | 12 months                |
| <b>Deposit Required:</b> | £4,269.23                |
| <b>Local Authority:</b>  | London Borough Of Camden |
| <b>Council Tax Band:</b> | E                        |
| <b>EPC Rating:</b>       | D                        |
| <b>Furnished</b>         |                          |

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (82-100) A                                  |         |                         |
| (61-80) B                                   |         |                         |
| (49-60) C                                   |         |                         |
| (35-58) D                                   | 62      | 68                      |
| (21-36) E                                   |         |                         |
| (1-20) 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)

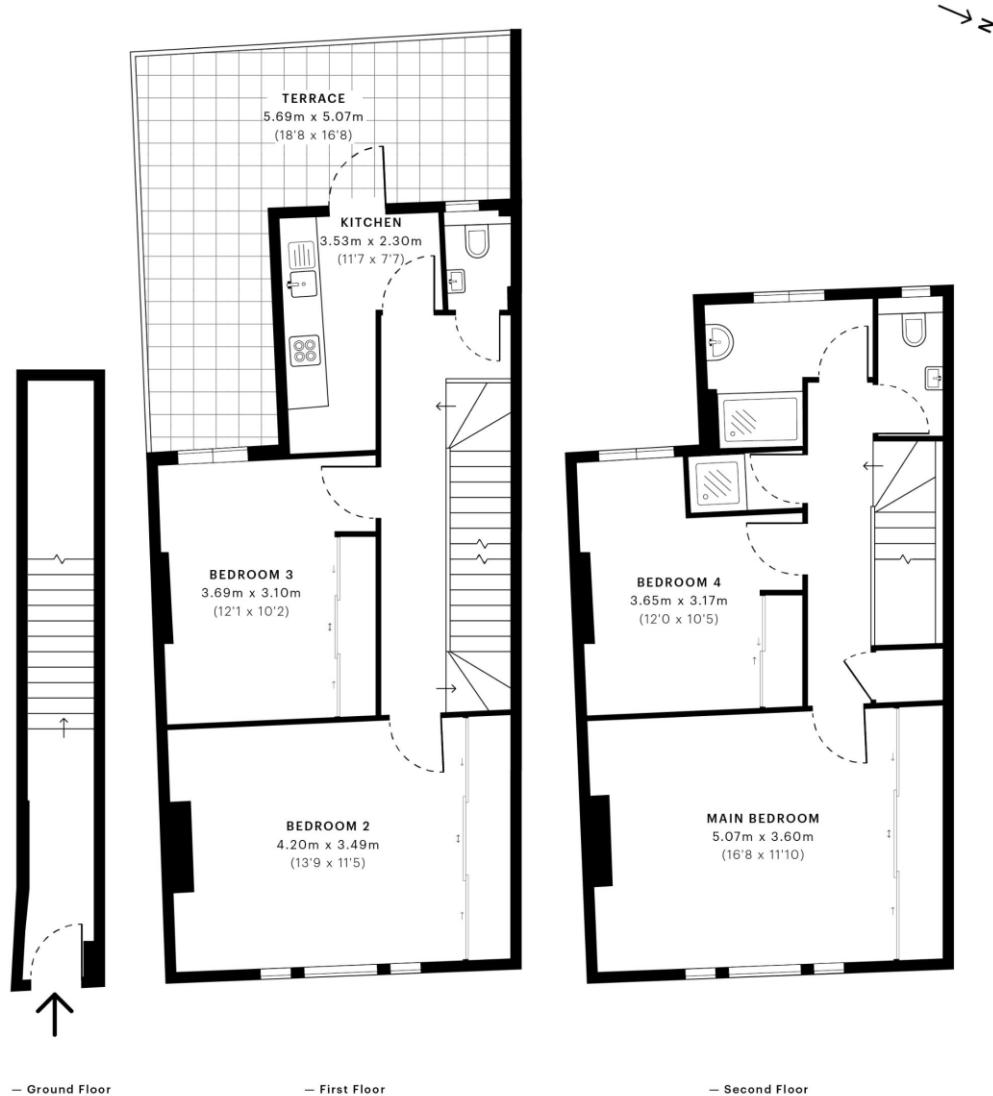


## Finchley Road, NW3

CAPTURE DATE 14/02/2022 LASER SCAN POINTS 3,188,941

GROSS INTERNAL AREA

98.41 sqm / 1059.28 sqft



— Ground Floor

— First Floor

— Second Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
98.41 sqm / 1059.28 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
87.06 sqm / 937.11 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
17.18 sqm / 184.92 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 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 107.83 sqm / 1160.67 sqft  
IPMS 3C RESIDENTIAL 104.86 sqm / 1128.70 sqft

SPEC ID 62069f526434cc0dc3879b83

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