



Foxtons



## Aberdare Gardens, South Hampstead, NW6

3 bedroom flat - £750 per week, £4,500 deposit + £420 (inc. VAT) admin fee \*

West Hampstead Long Lets



# Aberdare Gardens, South Hampstead, NW6

£750 per week 3 bedroom flat

Foxtons.co.uk/21162191

Located on the ground floor of a charming period conversion in South Hampstead this exceptional three bedroom garden flat boasts generous living space throughout and an impressive private garden with decking area.

## KEY FEATURES

- An expansive stunning three bedroom garden flat
- Excellent reception room opening onto a fabulous conservatory
- Cellar and wonderful rear garden
- Modern fixtures and fittings throughout
- Master bedroom with en-suite
- Large further two bay fronted bedrooms
- Good location

## LOCAL AREA

Aberdare Gardens is a pleasant residential area moments from a superb selection of shops, bars and restaurants of West End Lane, Finchley Road and Hampstead.

### South Hampstead

Overground line, Zone 2

### Finchley Road

Jubilee Metropolitan lines, Zone 2

### West Hampstead

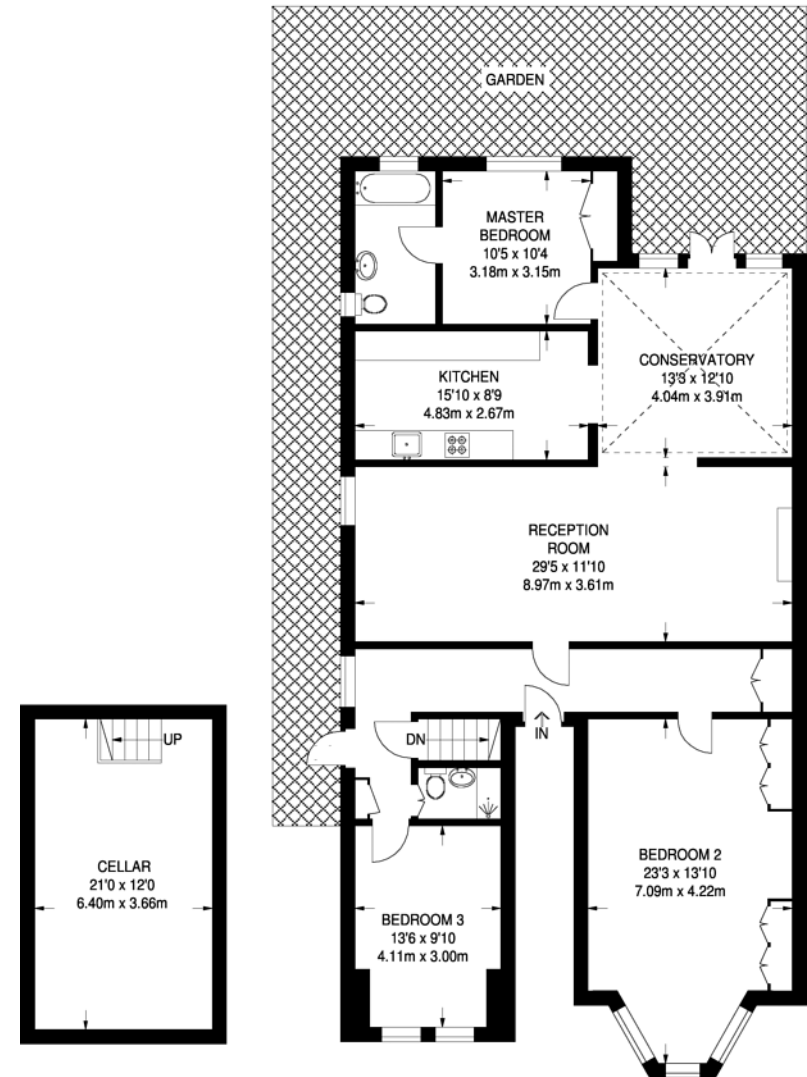
Jubilee Overground lines, Zone 2

Representation of current layout, gross internal floor area is approximately 1,713 Sq Ft (159 Sq M)

## Foxtons West Hampstead

128-130 West End Lane  
London NW6 1SA

WestHampstead@foxtons.co.uk  
020 3728 2377



LOWER GROUND FLOOR  
251 SQ FT / 23.28 SQ M

GROUND FLOOR  
1462 SQ FT / 135.93 SQ M

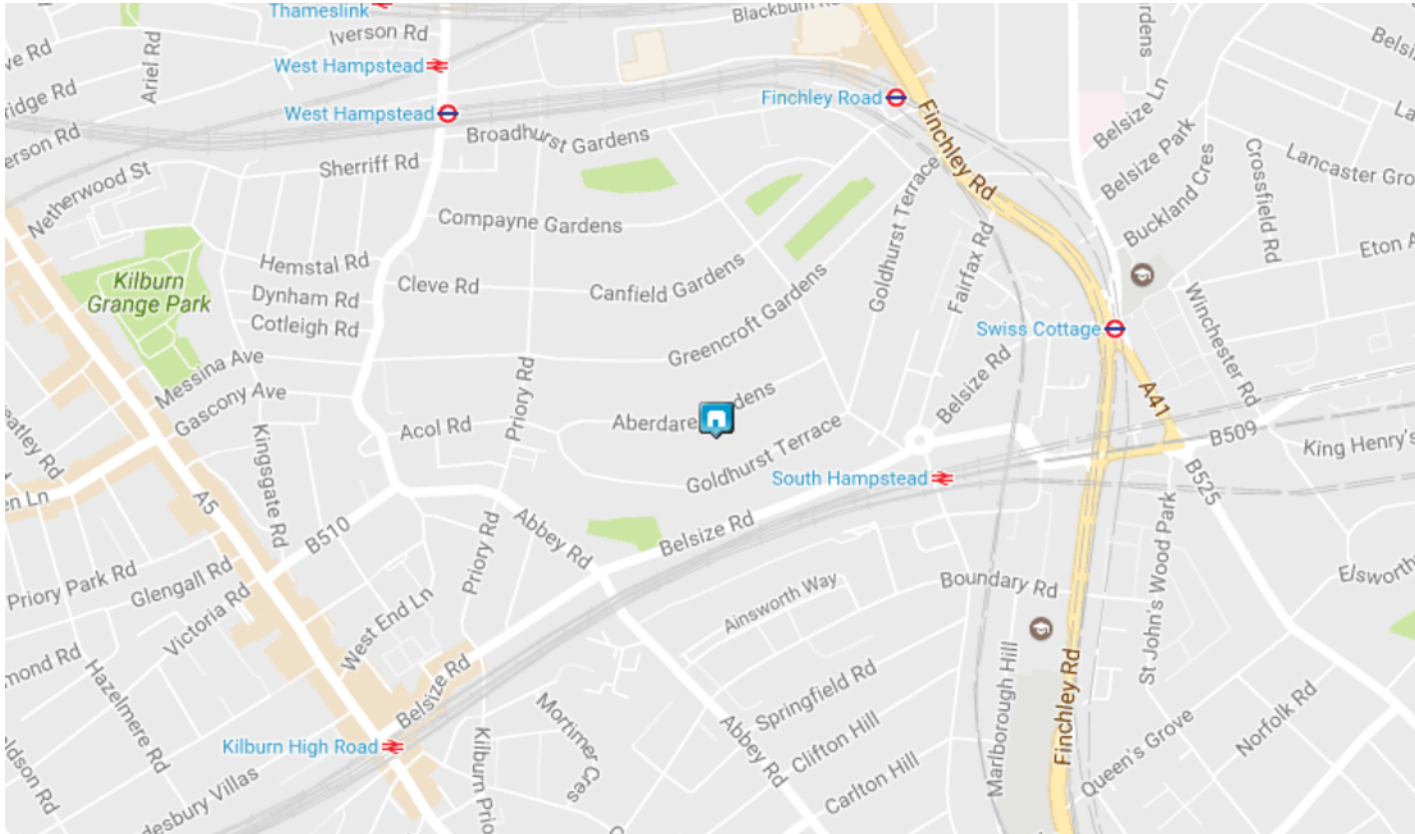
APPROXIMATE GROSS INTERNAL AREA  
1713 SQ FT / 159.21 SQ M



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Local Authority  
Council Tax

**Camden**  
**£1,963.55 per year (Band F)**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	65
(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	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

\* Other terms & fees apply, see [https://www.foxtons.co.uk/let/fees\\_and\\_terms/](https://www.foxtons.co.uk/let/fees_and_terms/)

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