



HAMPSTEAD HEIGHTS, LONDON, NW3 £1,300 PER WEEK UNFURNISHED

A stylish and contemporary ground floor flat in this red brick period building ideally situated close to the boutiques and chic restaurants and cafes that Hampstead Village (Northern Line) has to offer as well as Swiss Cottage Underground (Jubilee Line) and the amenities of the Finchley. The apartment benefits from high ceilings and a delightful outlook over the resident communal gardens.

Master Bedroom with En Suite Bathroom | Further Double Bedroom with En Suite Shower | Open Plan Kitchen / Reception Room | Contemporary Finish | Pet Friendly | Communal Garden | Bathroom | Large Terrace

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GROSS INTERNAL AREA (GIA)
The footprint of the property
111.96 sqm / 1205.13 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
99.52 sqm / 1071.22 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
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 2B RESIDENTIAL 113.25 sqm / 1219.01 sqft
IPMS 2C RESIDENTIAL 101.35 sqm / 1090.92 sqft

SPS ID: 5f351e907b290dbad668b5a

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £7,800.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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