



IMPRESSIVE FAMILY HOME WHICH IS DISCREETLY LOCATED IN A GATED AND PORTERED DEVELOPMENT.

BEAUMONT GARDENS, HAMPSTEAD, LONDON, NW3

Unfurnished, £2,450 pw (£10,616.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 10/06/2019



• 4 Bedrooms • 4 Bathrooms • 3 Reception rooms

- Charming family home
 - 4/5 Bedrooms
 - 3 Bathrooms
 - 2 Reception rooms
 - Off Street Parking
 - Private patio & garden
- 24hr Porter, gated development.

• **EPC Rating = D** • **Council Tax = H**

Situation

Beaumont Gardens is a discreet gated development moments away from Hampstead Heath. There is easy access to the transport hubs of Finchley Road and Golders Green whilst the many shops cafes and boutiques of Hampstead are also nearby.

Description

Impressive, spacious house, presented in very good condition and which is discreetly located in a gated and portered development. This home offers a dignified yet discreet residence, which is both practical and desirable.

The property comprises: large entrance hall, fully fitted stylish kitchen, dining room, 2 reception rooms, 4 double bedrooms, 3 bathrooms, study, lawned garden and off street parking.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Gross internal area: 3026 sq ft, 281.1 m²



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee - charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190501LCCY

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Hampstead Lettings

Robert Lerner

rlerner@savills.com

+44 (0) 20 7472 5021

savills.co.uk