



NEWLY REFURBISHED HIGH SPEC LOFT-STYLE APARTMENT IN THE CENTRE OF

HAMPSTEAD HIGH STREET, HAMPSTEAD, LONDON, NW3

Furnished, Part Furnished, Unfurnished, £920 pw (£3,986.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 20/08/2018



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HAMPSTEAD HIGH STREET,

£920 pw (£3,986.67 pcm) Furnished, Part Furnished, Unfurnished

- 2 Bedrooms • 2 Bathrooms • 1 Reception
- Reception room/kitchen • master bedroom suite
- further bedroom • balcony • gated off-street parking • EPC Rating = B • Council Tax = F

Situation

This luxury flat is conveniently situated on Hampstead High Street, approximately 100 metres from Hampstead Underground Station and moments away from the local cafes, restaurants and shops of the Village. The green, open spaces of Hampstead Heath are approximately 500 metres away.

Description

Newly refurbished high spec loft-style apartment in the centre of Hampstead Village. The apartment has been finished to an exacting standard and comprises of an open-plan reception room and kitchen, two bedrooms and two bath/shower rooms as well as bespoke built wardrobes, creating ample storage. The property also benefits from a balcony and secure off street parking which is available via separate negotiation.

Energy Performance

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

Viewing

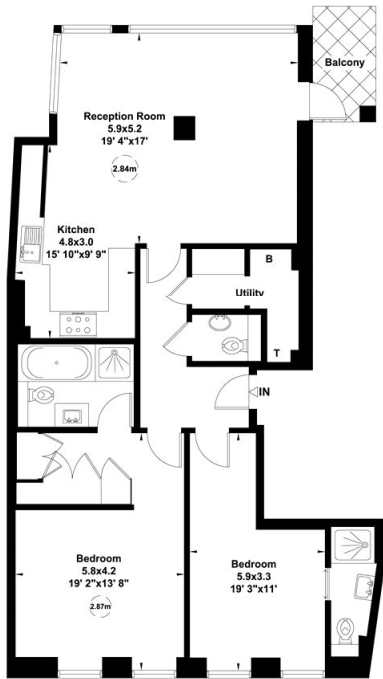
Strictly by appointment with Savills.



Hampstead High Street, NW3

Gross internal area (approx.)
108 Sq m (1157 Sq ft)
For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722

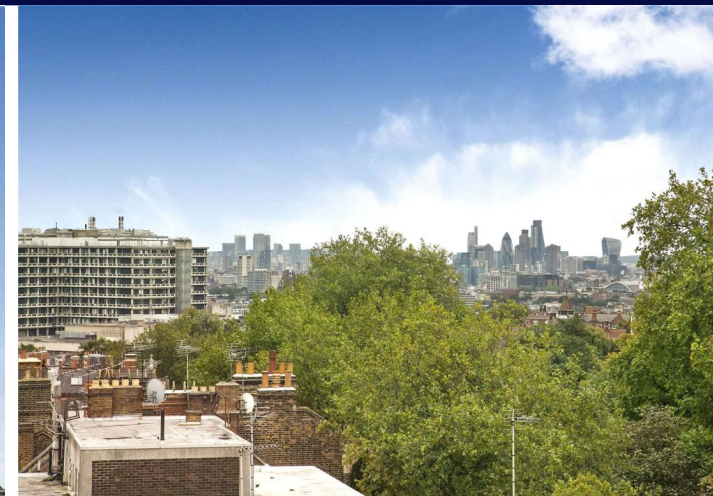


Second Floor

FLOORPLANS

Gross internal area: 1157 sq ft, 107.5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



*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 out fee – charged at the end 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](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20180628PEFD

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Hampstead Lettings
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