



A BEAUTIFULLY RESTORED GOTHIC GRADE II* LISTED HOUSE TO RENT, PROVIDING

OLD CONDUIT HOUSE

LYNDHURST TERRACE, HAMPSTEAD, LONDON, NW3 5QA

Unfurnished, Long Let: £5,000 pw (£21,666.67 pcm) Short Let: £8,000 pw (£34,666.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 18/09/2018



• 6 Bedrooms • 6 Bathrooms • 4 Receptions

- Desirable location
 - Grade II listed
- Imposing Gothic house
 - Large lawned garden
 - Off-street parking
- In excess of 5000 sq ft

- **EPC Rating = C**
- **Council Tax = H**

Situation

The property is conveniently located on the southern side of Hampstead Village with easy access to the many local schools as well as the following transport links: Hampstead tube station (Northern Line - approximately 0.4m), Finchley Road tube station (Metropolitan Line and Jubilee Line - approximately 0.6m), Finchley & Frognal over ground Station (approximately 0.6m) and Swiss Cottage tube station (Jubilee Line - approximately 0.7m).

Description

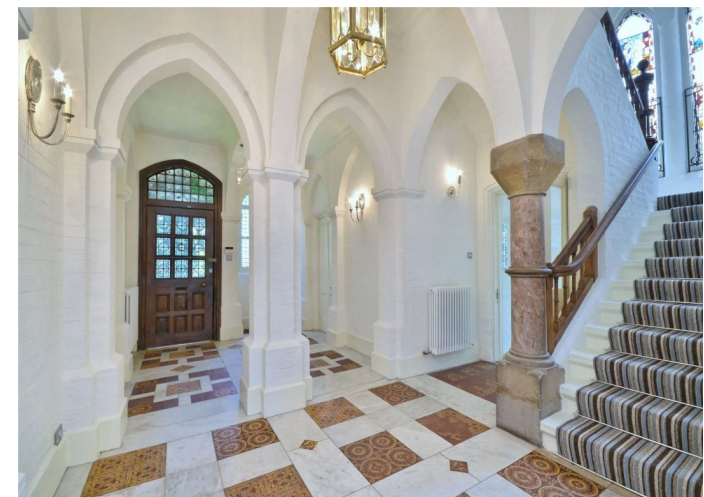
A beautifully restored Gothic Grade II* listed house to rent, providing excellent family accommodation in excess of 5,000 sq ft. conveniently located on the southern side of Hampstead Village. Situated across four floors accommodation comprises: Entrance hallway with guest WC; Library with views over front garden; Large reception room approx 30 feet in length with bay window and two terraces overlooking rear garden; extensive family area and dining/kitchen on the lower ground floor with access to garden; Master bedroom with dressing room, private balcony and en suite bathroom, Five further bedrooms all with en suites, seventh bedroom/study.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



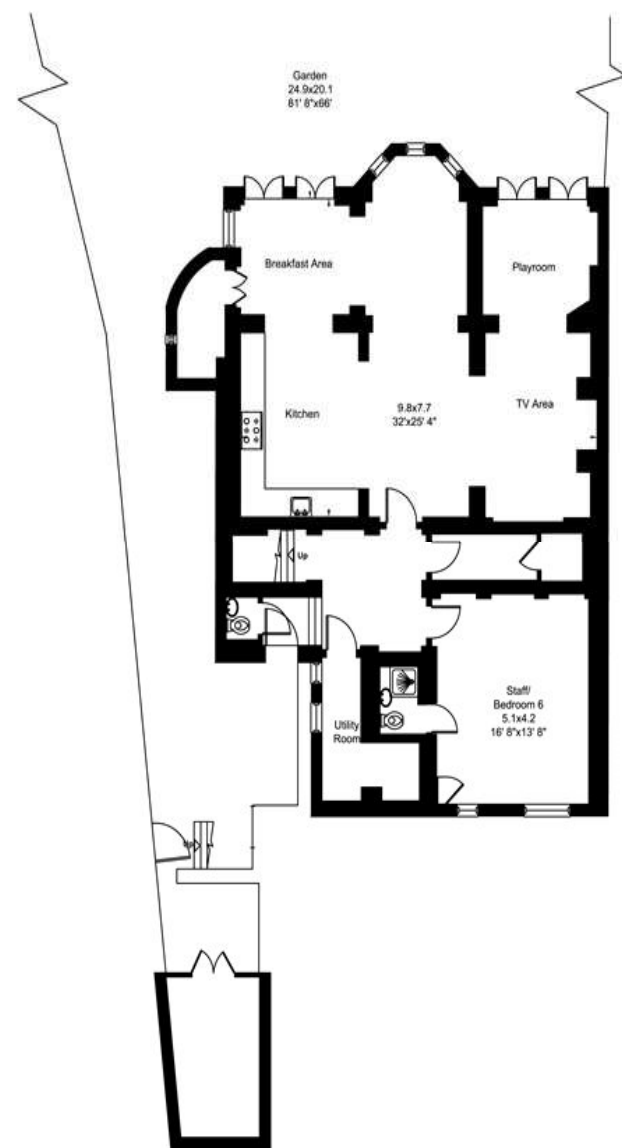
Old Conduit House, 1 Lyndhurst Terrace, NW3

Gross internal area (approx.)

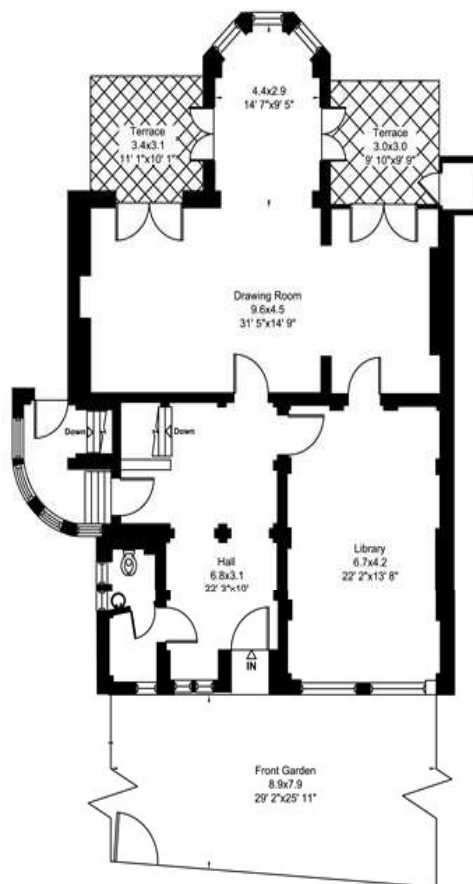
470 Sq m (5054 Sq ft)

For identification only, Not to Scale

The Capital Group



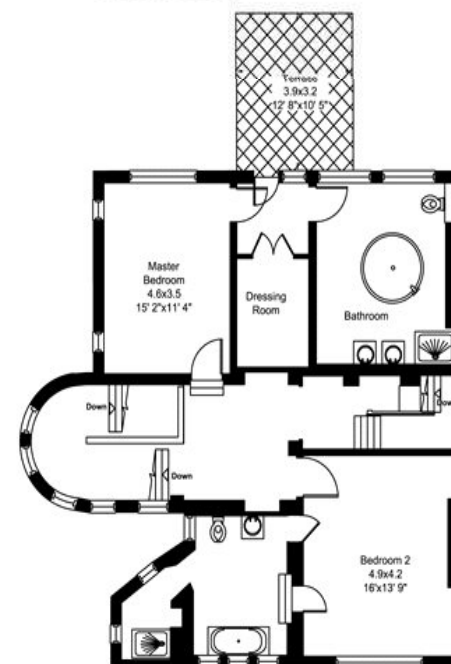
Lower Ground Floor



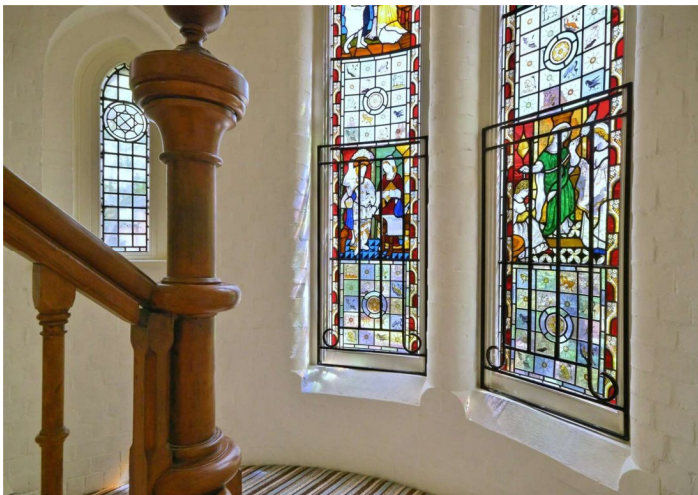
Upper Ground Floor



Second Floor



First Floor



Hampstead Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*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 .Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180628BEBY

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