

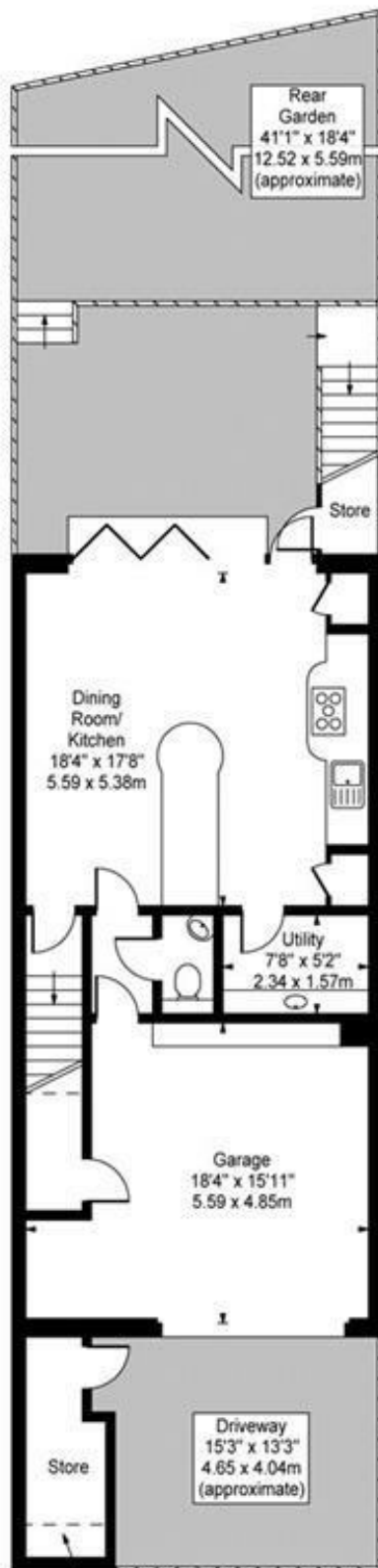


Hilgrove Road, South Hampstead, NW6 £8,233 Per Month Unfurnished

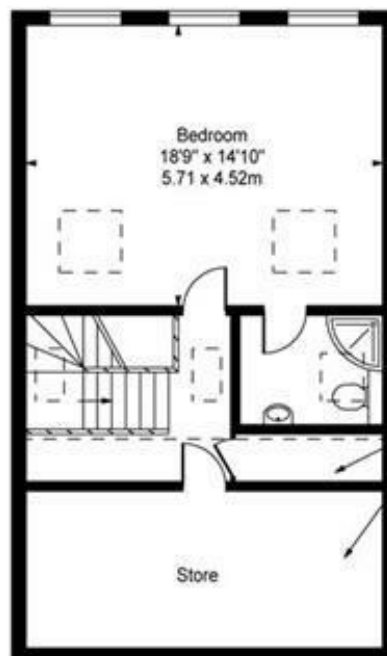
A spacious five bedroom family home (approx 3197 sq ft) arranged over five floors situated within a gated development. The property comprises five double bedrooms with fitted wardrobes, four luxury bathrooms (three en-suites), an impressive double reception with wooden flooring and a large balcony, a separate eat-in kitchen, and as a separate utility room. The property further benefits from an attractive two-tier garden, a private internal garage and additional off-street parking. Hilgrove Road is located close to the wide array of shops, amenities and transport links of Swiss Cottage (Jubilee line) and Finchley Road (Jubilee & Metropolitan line), both of which provide easy and direct access into the City and Canary Wharf. Camden Council Tax Band G - £2,480.71



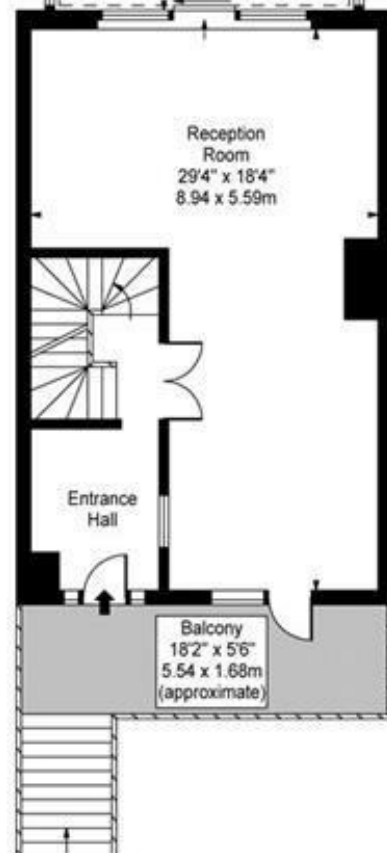
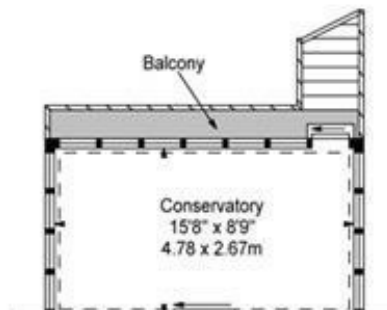
Victoria Rise,
Hillgrove Road, NW6



Lower Ground Floor



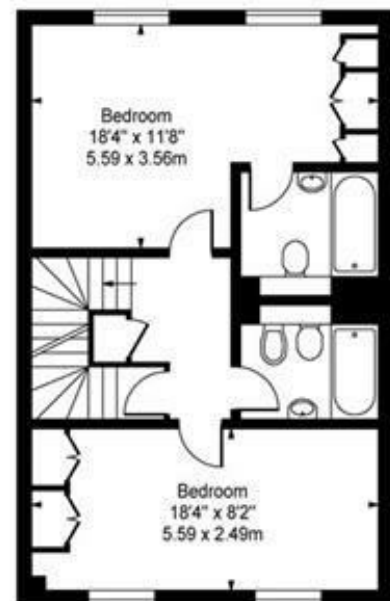
Third Floor



Raised Ground Floor



Second Floor



First Floor

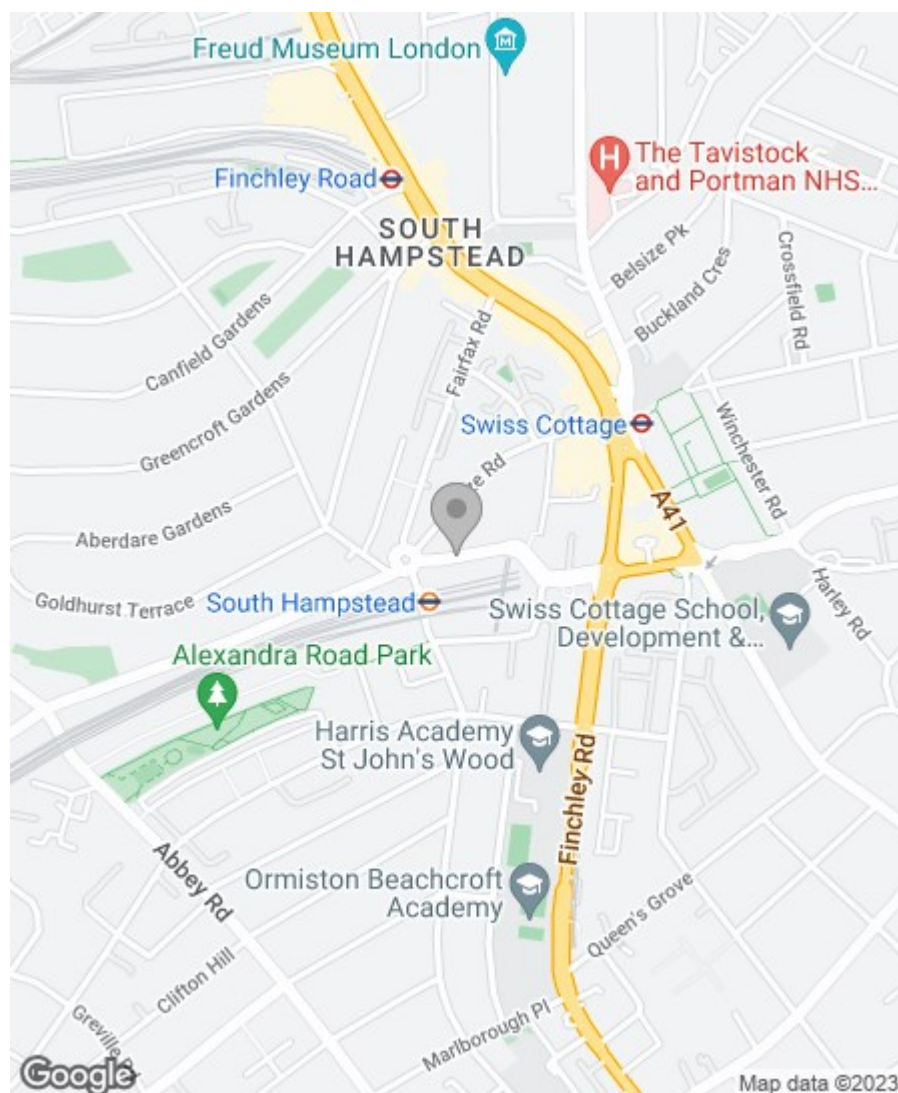
Approx Gross Internal Area 3197 Sq Ft - 297.00 Sq M
(Including Restricted Height Area & Garage)
(Excluding External Store)

Property Overview

Location	South Hampstead, NW6
Price	£8,233 Per Month
Bedrooms	5
Bathrooms	4
Receptions	2
Council	Camden
Tax Band	G
Furnishing	Unfurnished

Key Features

- 5 Bedrooms
- 4 Bathrooms
- Private Garden
- Off Street Parking
- Unfurnished
- Great Location
- Close to Transport Links
- Available Now



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	71

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).