



Viewings by appointment  
0207 483 2611

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# Fairhazel Gardens, NW6 3SH

£3,150 \*fees apply



Set within the characterful red-brick Fairhazel Mansions on a sought-after tree-lined street in South Hampstead, this generously proportioned two-bedroom, two-bathroom apartment offers over 1,000 sq ft of well-arranged living space, combining period charm with excellent access to the boutiques, cafés and transport links of West Hampstead and Finchley Road.

## Key Features

- Spacious two-bedroom, two-bathroom apartment
- Over 1,000 sq ft of internal space
- Bay-fronted principal bedroom with fitted wardrobes and en-suite
- Second double bedroom
- Bright reception room with generous proportions
- Modern open-plan kitchen with good storage
- Large windows with leafy outlooks
- Located in sought-after Fairhazel Mansions
- South Hampstead, NW6
- Nearest Station: South Hampstead Overground – approx. 4 minutes' walk

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

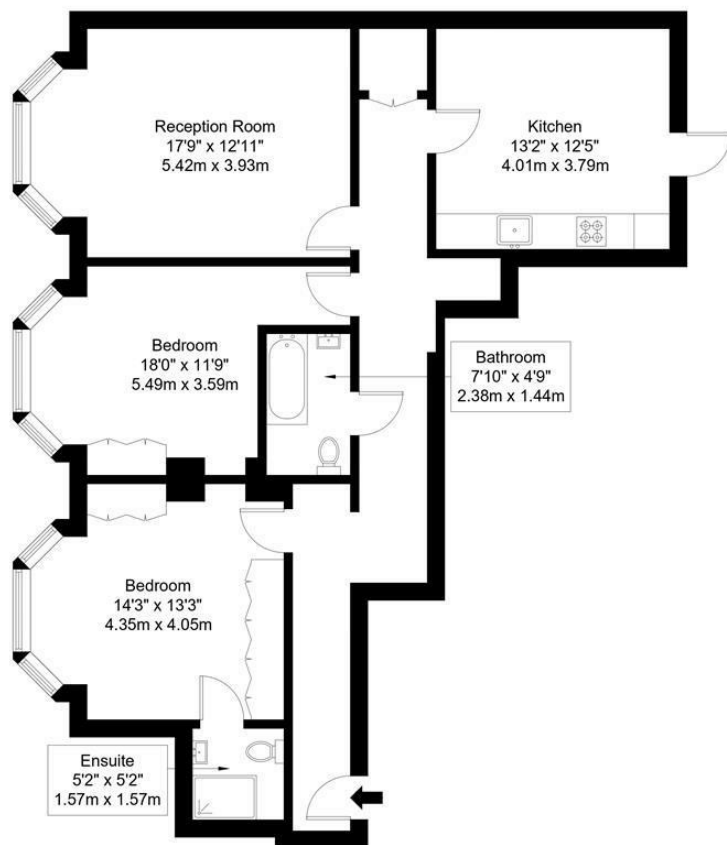
Tax Band: F  
EPC Rating: C



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# Fairhazel Mansions, NW6 3SH

Approx Gross Internal Area = 94.5 sq m / 1017 sq ft



Lower Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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\*All Fees stated are inclusive of VAT

(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

## Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

