



Primrose Gardens, London NW3 4UL

£2,000 PCM

- 2 Bedroom Flat
- Wood Flooring Throughout

- Available 10th August 2016
- Modern Kitchen

- Part Furnished or Unfurnished
- Viewing Highly Recommended



While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract.

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A beautifully presented and newly decorated first floor apartment located on a quiet street close to all amenities of Belsize Park and Primrose Hill. The property benefits from wood flooring throughout and boasts good natural light. Comprising a spacious reception room with high ceilings and feature fireplace, newly fitted kitchen with integrated appliances, large master bedroom with fitted wardrobes, smaller second bedroom and a modern three piece bathroom suite with shower. Available from 11th August 2016 offered either part furnished or unfurnished.



FIRST FLOOR

612 SQ FT/56.84 SQ M

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			
		70	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
		71	85
England & Wales		EU Directive 2002/91/EC	