



**stones** RESIDENTIAL  
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## Netherhall Gardens, London NW3 5RN

- 2/3 Bedroom Flat
- Roof Terrace

- Available 17th July 2017
- Period Conversion

- Unfurnished
- Viewing Highly Recommended

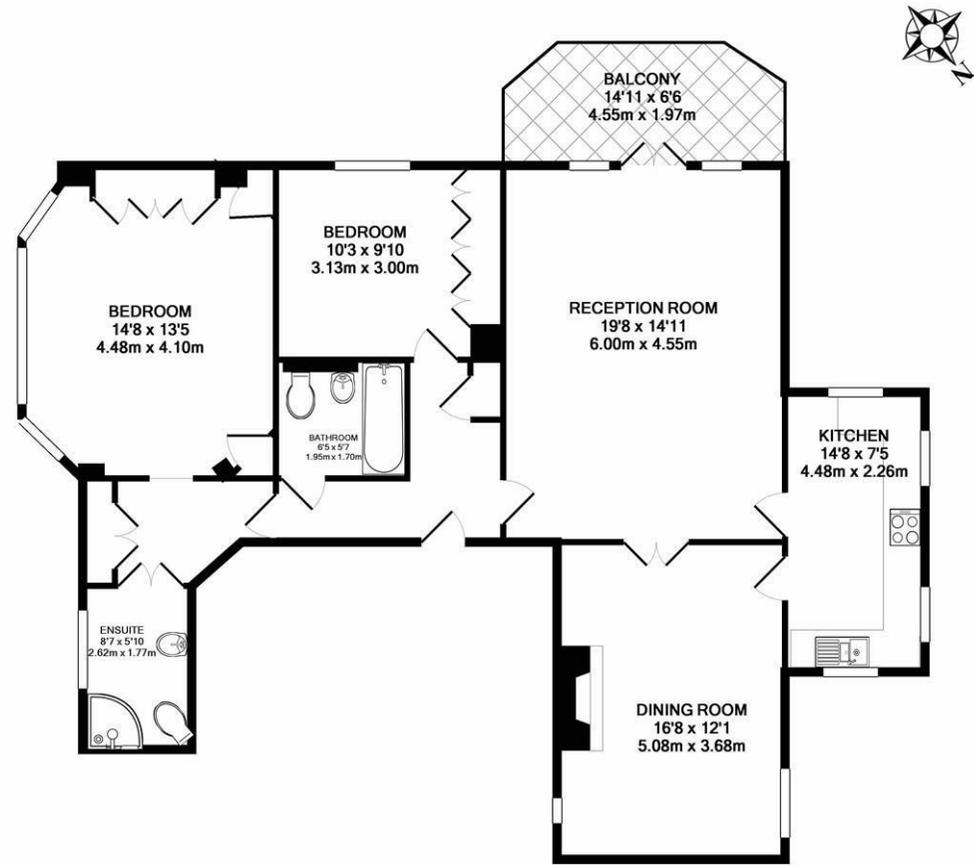
**£650 Per Week**

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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An extremely spacious first floor apartment situated within a period converted property located within easy reach of all amenities of Swiss Cottage and Hampstead. The property boasts a spacious reception room with high ceilings, wood floors and access onto a private terrace. Further benefits include two/three well proportioned double bedrooms, dining room/study, two bathrooms and a fully fitted kitchen.



**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

NETHERHALL GARDENS NW3  
TOTAL APPROX. FLOOR AREA 107.0 SQ.M. (1152 SQ.FT.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chik Limited. Made with Mempro 62017.