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ABERDARE GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3AN

**PRICE: £3,300 PCM**

FURNISHED

A recently decorated spacious three double bedroom first-floor flat set in the most sought after roads in South Hampstead.

The flat consists of 3 large double bedrooms, new carpets throughout, a modern kitchen, a bathroom with a separate WC and a very spacious reception room.

The property is ideally located within a 5-minute walk of Finchley Road tube station.

(with HMO Licence)



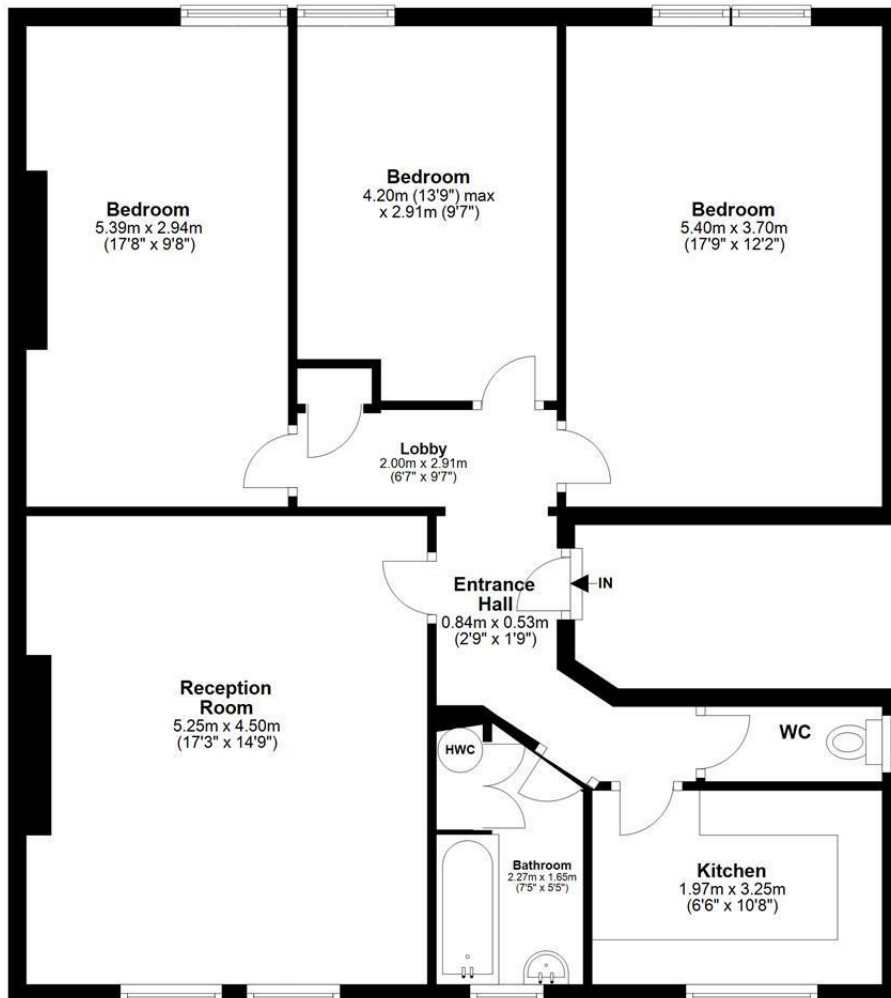
## FEATURES:

- Prime Location
- 3 x Double bedrooms
- Spacious Reception
- Furnished
- 5 Mins to Tube Station




## First Floor

Approx. 95.0 sq. metres (1022.7 sq. feet)



Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective tenant. Not to scale. Copyright: RHW Estates

