

MATTHEW JAMES

Residential Sales • Lettings • Management



Lissenden Gardens, Parliament Hill, NW5 1NA

£3,500 Per Month

No HMO Licence. An exceptional three bedroom garden apartment forming part of this handsome mansion block just moments from Hampstead Heath. The immediate area is pleasant and leafy with easy access to the many transport links of both Kentish Town and Gospel Oak.

But the real appeal of this location is its proximity to Hampstead Heath.

This well decorated home offers over 1000 square feet of comfortable accommodation with three bedrooms, a large kitchen, dining room, two bathrooms and a lounge with access to a beautiful south facing garden.

Available September 13th. Unfurnished. No HMO Licence

GROUND FLOOR ENTRANCE

ENTRANCE HALL / DINING ROOM



Fitted carpet, airing cupboard, sash window with fitted plantation shutters, high ceiling.

RECEPTION ROOM



Fitted carpet, double glazed bi-folding doors giving access to the rear garden, high ceiling, working gas fire with wooden surround, coving, picture rail, alcove shelving.

KITCHEN



Extensive range of fitted wall and base units, large worktop area incorporating one and a half bowl stainless steel sink and drainer unit with mixer taps

and tiled splash back area, four ring gas hob with electric oven and grill below, extractor above, integrated dishwasher, spotlights, tiled floor.

UTILITY ROOM

Gas central heating boiler, washer dryer, fridge freezer, window, tiled floor, storage cupboard.

BEDROOM ONE



Fitted carpet, fitted wardrobes and over head storage cupboards, high ceiling, secondary double glazed sash windows overlooking the rear garden, door to rear garden, coving, picture rail.

EN-SUITE SHOWER ROOM



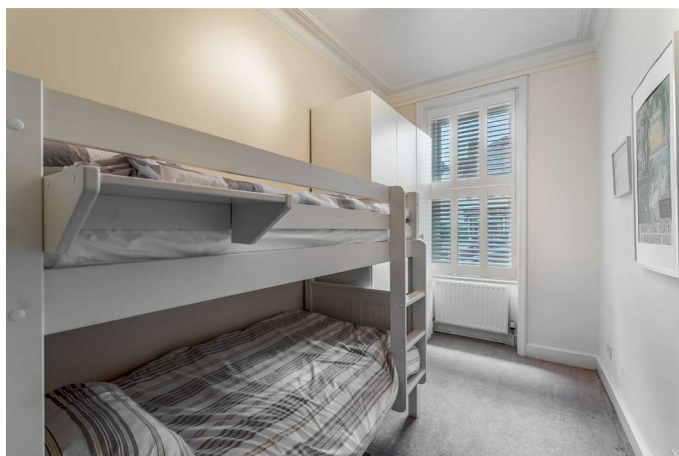
Fully tiled shower cubicle, high flush WC, pedestal wash basin, fully tiled walls and floor, extractor fan, spotlights, heated towel radiator.

BEDROOM TWO



Fitted carpet, extensive fitted wardrobes, sash windows with fitted plantation blinds, ceiling rose, high ceiling, coving.

BEDROOM THREE



Fitted carpet, sash window with plantation blind, high ceiling, spotlights, coving.

BATHROOM

Panel enclosed bath with mixer taps and hand shower attachment, shower screen, low flush WC, wash basin with storage below, fitted mirror with lighting, tiled walls and floor, mirrored wall, ceiling spotlights, extractor fan, recess with glass shelves.

REAR GARDEN



A beautiful sunny south facing rear garden featuring a large patio area with sun canopy leading to lawn bordered by raised planting boxes and a large garden shed.

ADDITIONAL INFORMATION

No HMO Licence

Unfurnished

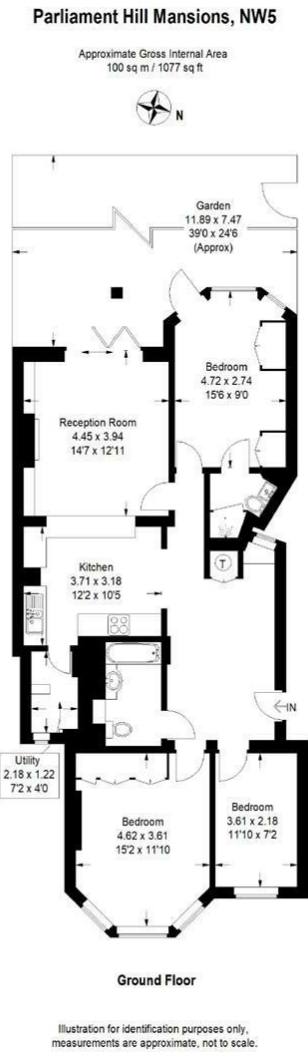
Use of the communal tennis court subject to booking

Council Tax Band E

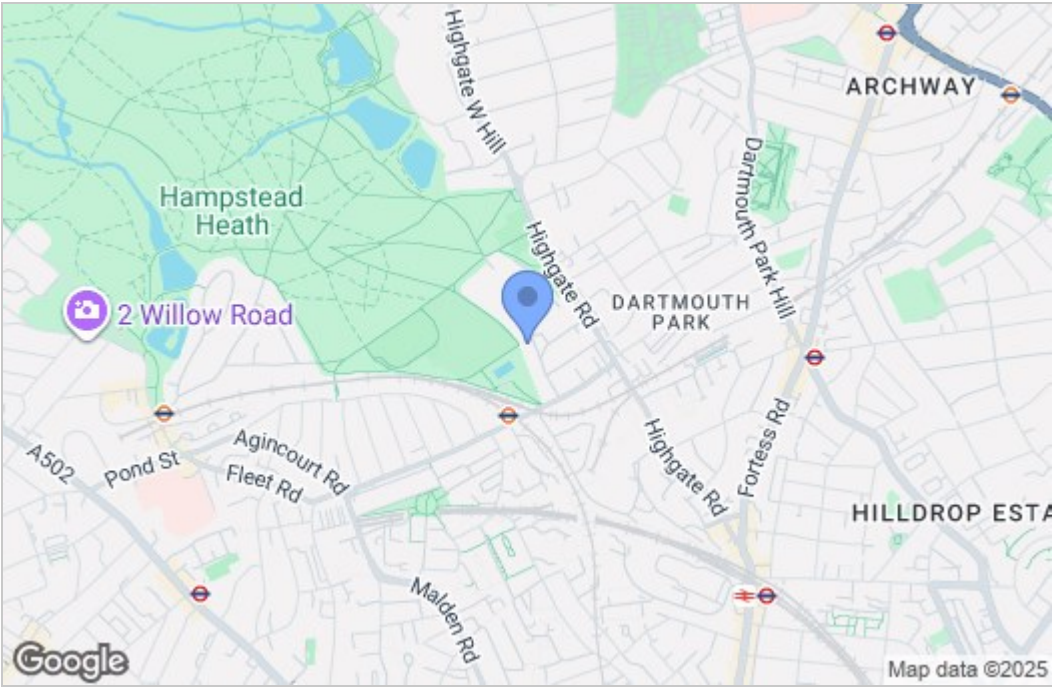
Holding Deposit £807.00

Full Deposit £4,035.00

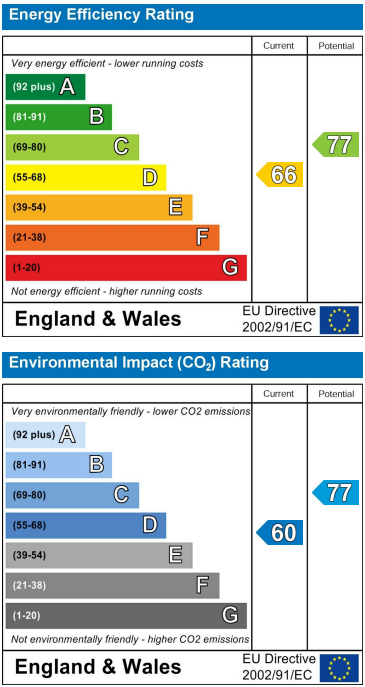
Floor Plan



Area Map



Energy Efficiency Graph



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