



## Aberdare Gardens, South Hampstead, London, NW6 .| £675

- Available immediately
- Second floor
- Three Large Doubles
- Two Bathrooms

- Managed
- Moments to Finchley Road tube
- Council tax - F - £1908 per annum

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Available immediately is this 3 double bedroom, 2 bathroom second floor apartment occupying the whole of the second floor in this substantial Victorian house. The property is bright and airy offering great space throughout and has been refurbished to a high standard. The property is situated in the heart of South Hampstead approx. 5 mins to Finchley Road & West Hampstead tube (Jubilee & Metropolitan lines), local O2 centre and amenities with modern kitchen including dishwasher, washer/dryer, modern bathrooms with showers, bedroom with walk-in wardrobe, large reception, high quality furnishings, brand new carpet and good storage. Offered Furnished.

🏠 Flat  
🔑 Available  
to Let  
🛏 x 3  
🚿 x 1  
🚻 x 2



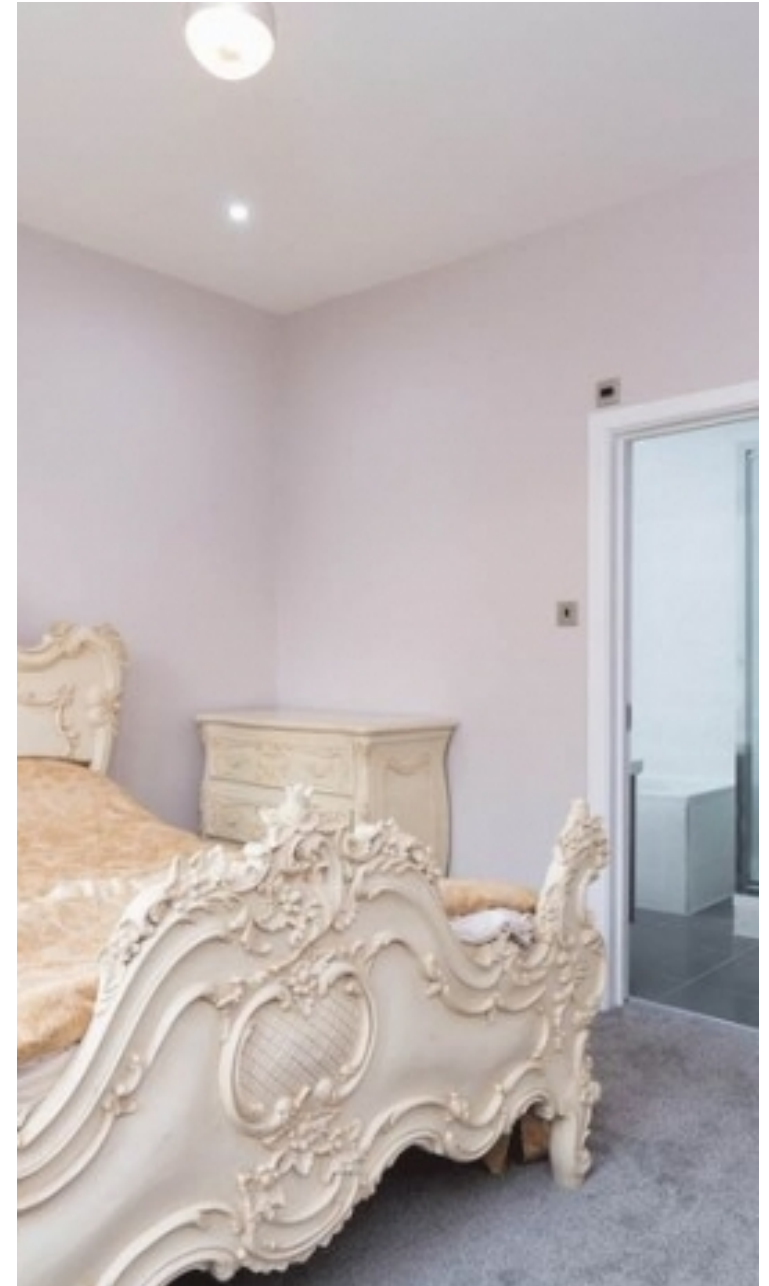
Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

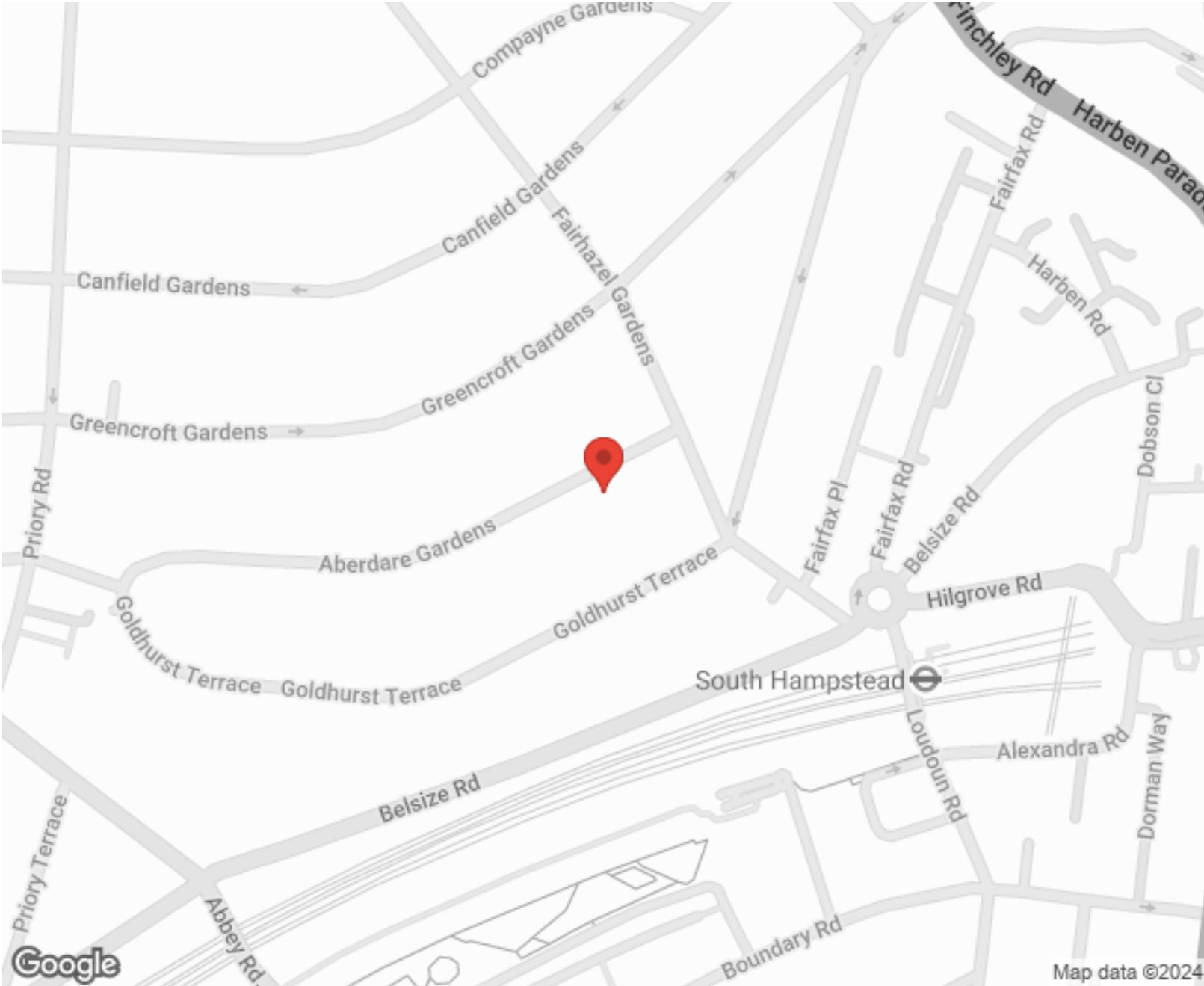
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) 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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive			EU Directive		

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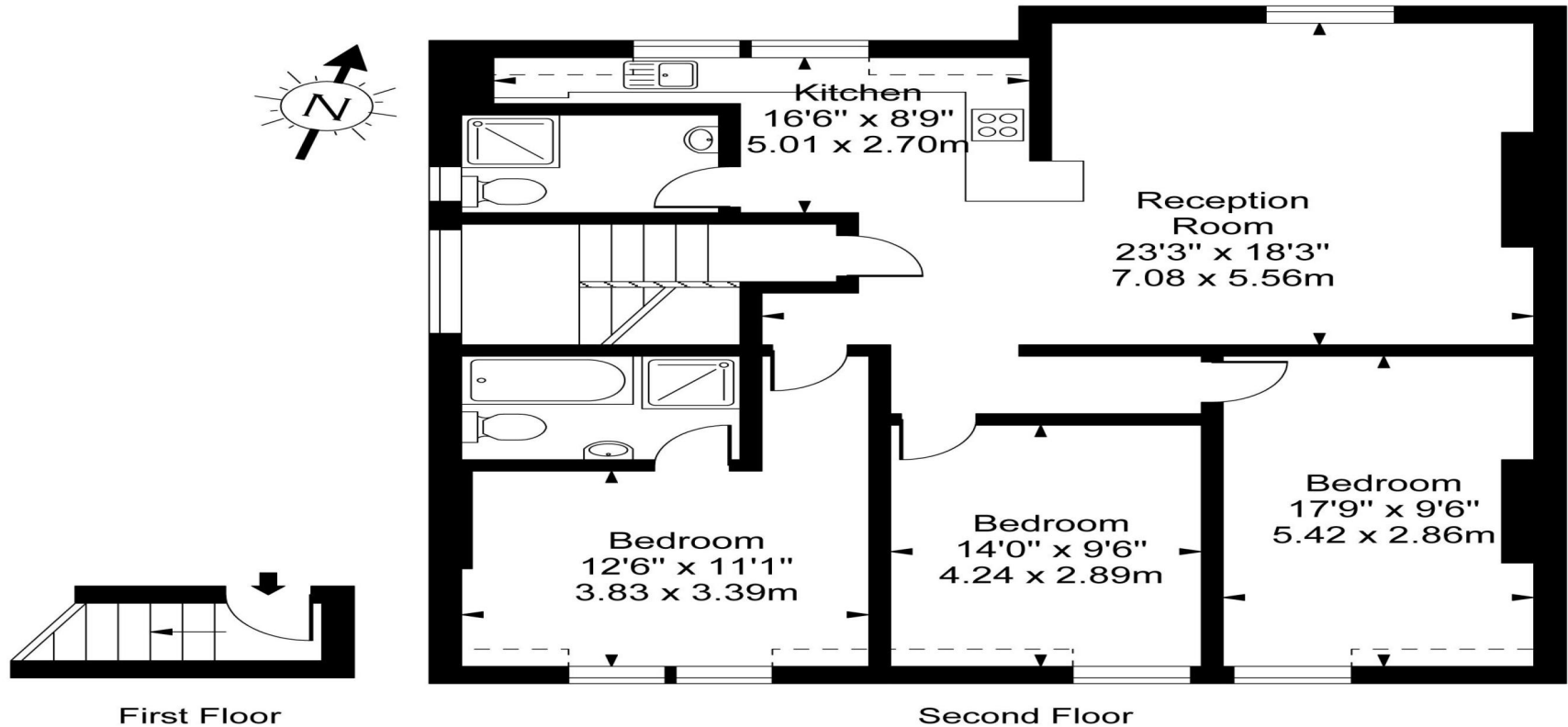


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## Aberdare Gardens, NW6



**Approx Gross Internal Area**

**1164 Sq Ft - 108.26 Sq M**

**Approx Floor Area Including Restricted Heights**

**1193 Sq Ft - 111.00 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.31369

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.