



GREENCROFT GARDENS
SOUTH HAMPSTEAD
LONDON
NW6 3LN

We are pleased to offer this 1st floor, two bedroom property located in the heart of South Hampstead conservation area and within a 3 minutes walk to Finchley Road Underground Station and Shops.

The apartment benefits from a spacious reception room, 1 large double & 1 small double bedroom. fitted kitchen and tiled bathroom.

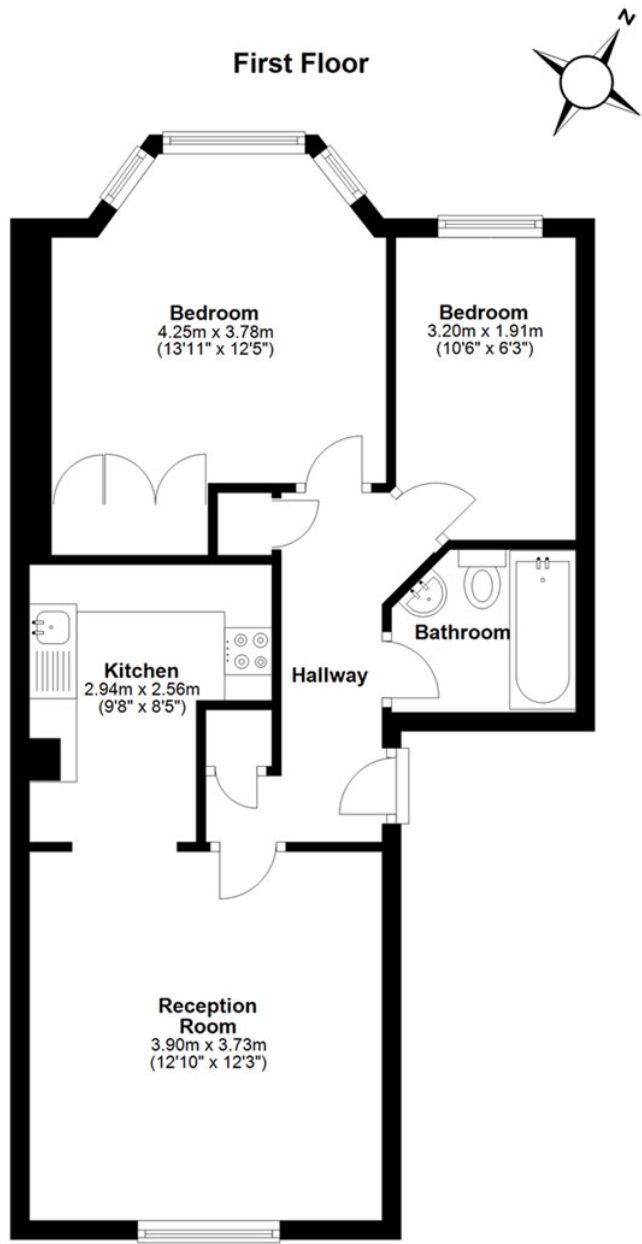
PRICE: £2,100 Per Month

FURNISHED



FEATURES:

- First Floor Conversion
- Moments From Finchley Road tube
- Two double bedrooms



Total area: approx. 51.1 sq. metres (550.1 sq. feet)

| 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 | | | |
| England & Wales | | 79 | 81 |
| | 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 | | | |
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| (1-20) G | | | |
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| England & Wales | | 78 | 79 |
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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 mis-statement. 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