

HADLEIGH
RESIDENTIAL



RYLAND ROAD, NW5

£4,000 PER CALENDAR MONTH

RYLAND ROAD, NW5

FORMER VICTORIAN SCHOOL | SECOND FLOOR | THREE DOUBLE BEDROOMS | TWO BATHROOMS | 926 SQ. FT. | COMMUNAL GARDENS | DAY PORTER | WOODEN FLOORS THROUGHOUT | SMALL TERRACE | UNFURNISHED/PART FURNISHED | AVAILABLE IMMEDIATELY

DESCRIPTION

A well presented three bedroom, two bathroom apartment over the second floor of this converted Victorian school with Grade II listed status. The property has many lovely features throughout and offers approximately 926 sq. ft. comprising a 19' dual aspect reception room with open plan kitchen, a master bedroom with ensuite bathroom and two further double bedrooms which share a family bathroom. The apartment has a small private terrace and use of the lovely communal gardens.

Part furnished or unfurnished and available immediately.



INTERNAL AREA:
926 SQ FT / 86.0 SQ M

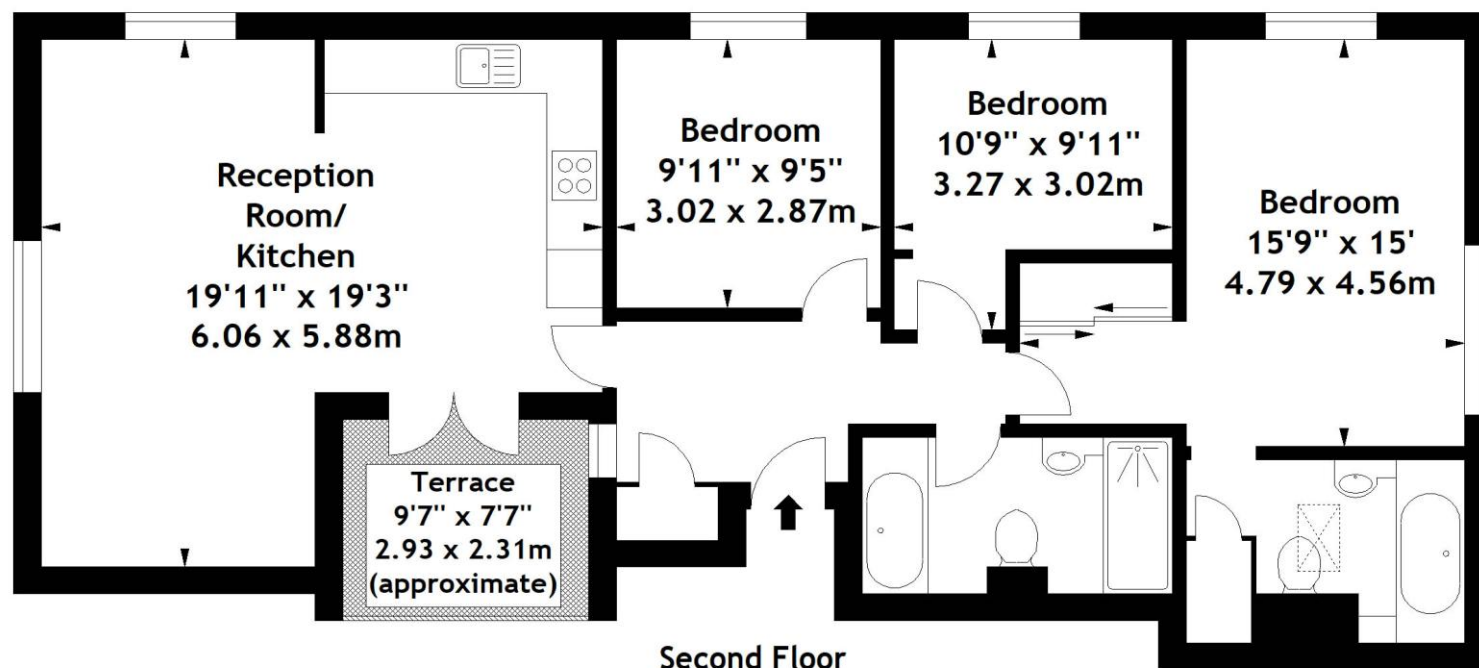
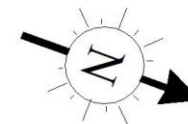
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key : -

 = Skylights

Hampstead Gates,
Ryland Road, NW5
Approx. Gross Internal Area *
926 Ft² - 86.03 M²



Second Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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