



Ainger Road, London NW3

£2,200 Per Month

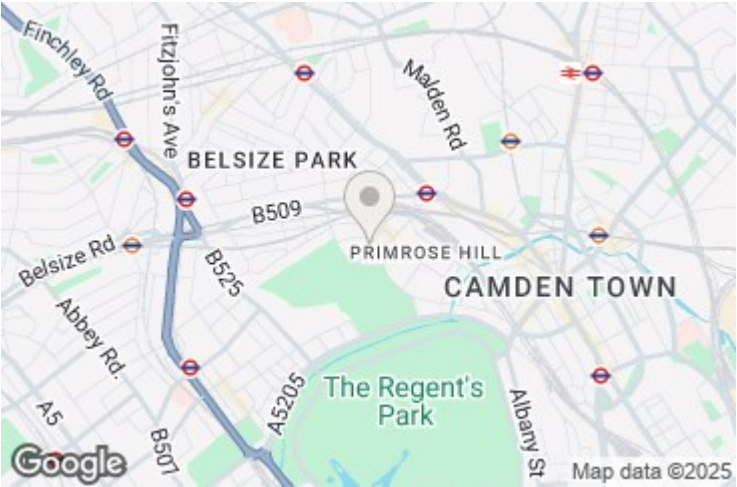
Situated in the heart of Primrose Hill is this fantastic bright and airy one bedroom apartment set on the second floor of a period house. The apartment is in lovely condition and comprises of a good size double bedroom with fitted wardrobes, bright reception room with a fitted open plan kitchen and tiled bathroom. Located a stones throw away from the open spaces of Primrose Hill Park and all the cafes and shops of the Village with Chalk Farm Underground Station (Northern Line) being a short walk away. The flat is offered to the market on a furnished basis and available mid August. EPC RATING D. Council tax band D.

Ainger Road, London NW3

Reception
L Shaped (L Shaped)



Kitchen
Open Plan (Open Plan)



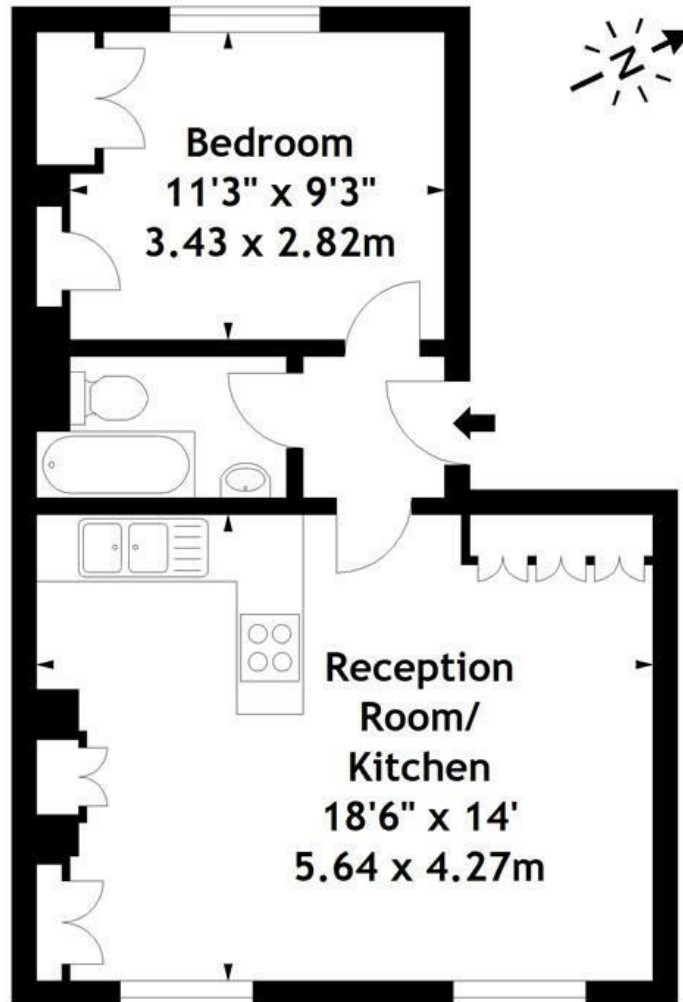
Bedroom
Double (Double)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		86
(69-80) C			(69-80) C		
(55-68) D		62	(55-68) D		60
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Exterior:

Ainger Road, NW3
Approx. Gross Internal Area
437 Sq Ft - 40.60 Sq M



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.

This floor plan is for illustrative purposes only and is not to scale.

© Datography Ltd 2017

Photographs * Floorplans * Virtual Tours

Tel: 0845 643 4401 www.datography.com

MAIDA VALE

75 Castellain Road

Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

comptonreeback.co.uk