



www.ultraestates.co.uk

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ULTRA ESTATES
Sales, Lettings, Management

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18 HAMLET GARDENS, LONDON, W6

£750 pw / £3,250 pm Subject To



We are pleased to offer this ground floor new refurbished two bedrooms and two bathrooms period apartment set in this Victorian Mansion Block having been renovated to the highest specification and set over 780 Sq Ft. This apartment is located in Ravenscourt Park in the Hamlet Gardens building. This apartment comprises two double bedrooms with fitted wardrobes, one ensuite bathroom. The apartment is accompanied by a large open plan dual aspect reception room, leading to a stunning fully fitted and integrated, Bosch kitchen. The apartment benefits from wood flooring throughout, along with pre cabled Sky TV as well a Cat 4 cables for internet connections.

2 Bedrooms : En Suite Bathroom : Bathroom : Reception Room : Kitchen : On-Site Building Manager : Parking : EPC Rating D

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB



Fees and Charges

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.



**HAMLET GARDENS
RAVENCOURT PARK
W6**

Ground Floor

Approx Gross Internal Area*

780 Sq Ft - 72.46 Sq M

Surveyed and Drawn By:

BKR

Sunnyhill House, 3.7 Sunnyhill Road
London, SW16 2UG

Tel: 0845 297 2023

Fax: 0845 297 2024

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* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

