

MILL LANE, WEST HAMPSTEAD, NW6

Red.



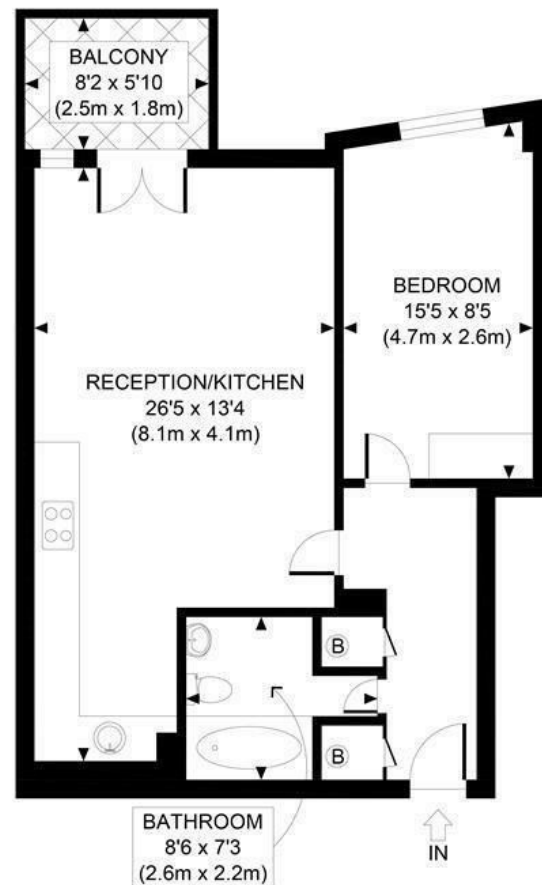
## OFFERS OVER £450,000

A bright, spacious, south-facing, one-bedroom apartment in a secure building with a day porter on Mill Lane, NW6. The apartment benefits from wooden flooring throughout the hall and lounge, a beautifully appointed kitchen, and a spacious open-plan living room with French doors to a private balcony.

Mill Lane has several independent beauty salons, bakeries, cafés, florists, grocers and newsagents. The flat is within walking distance of West Hampstead Station, giving you excellent links throughout London on the Jubilee Line.



Red.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 576 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT / 54 SQM

Ref:

Copyright **photo**plan

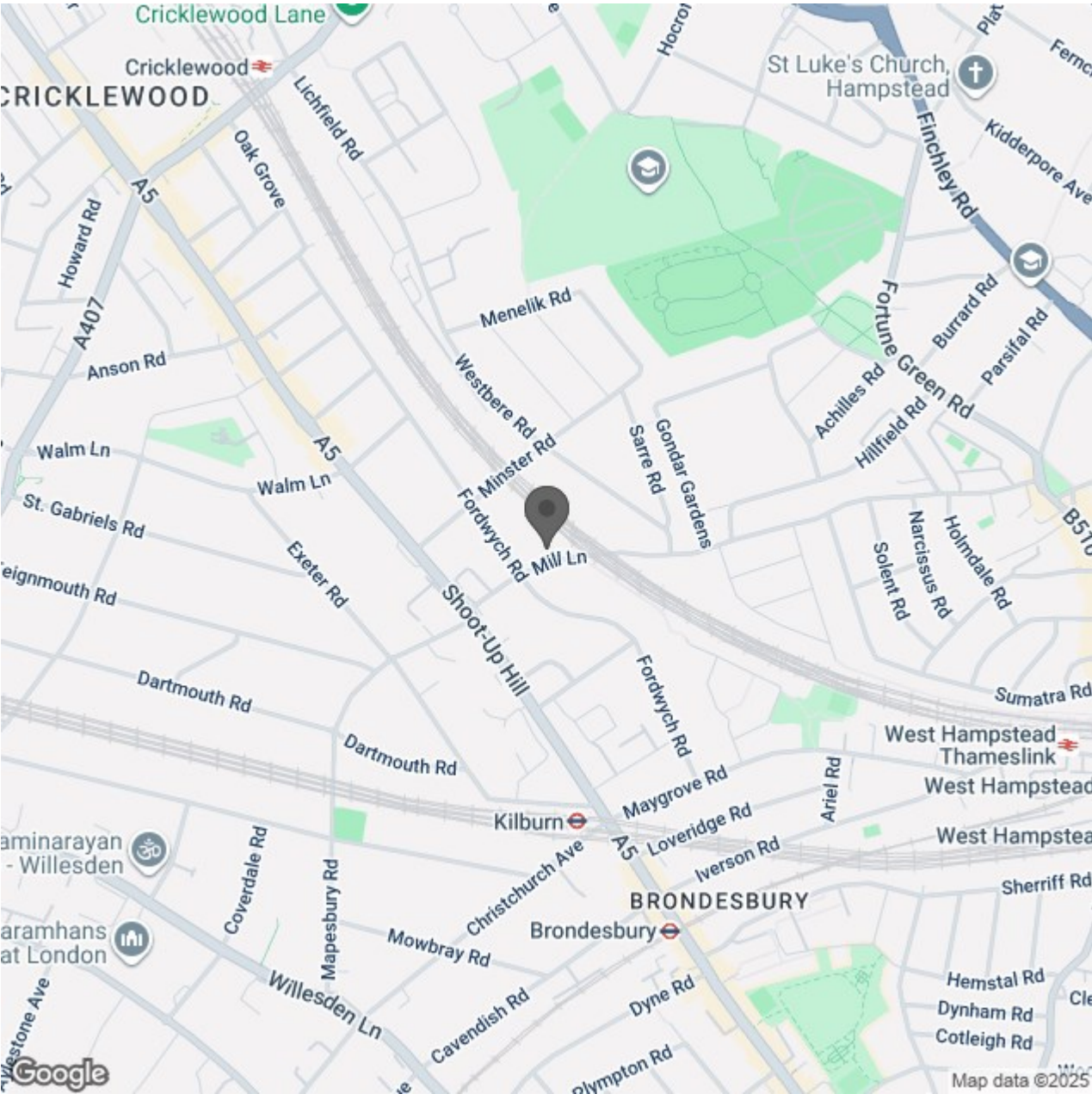
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Double Bedroom
- Bright and Large Living Area
- Private Balcony
- Daytime Porter
- Close to Jubilee line
- Large French Windows
- Built-In Kitchen
- Bicycle Storage
- Secure Entry System
- All Local Amenities Nearby



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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