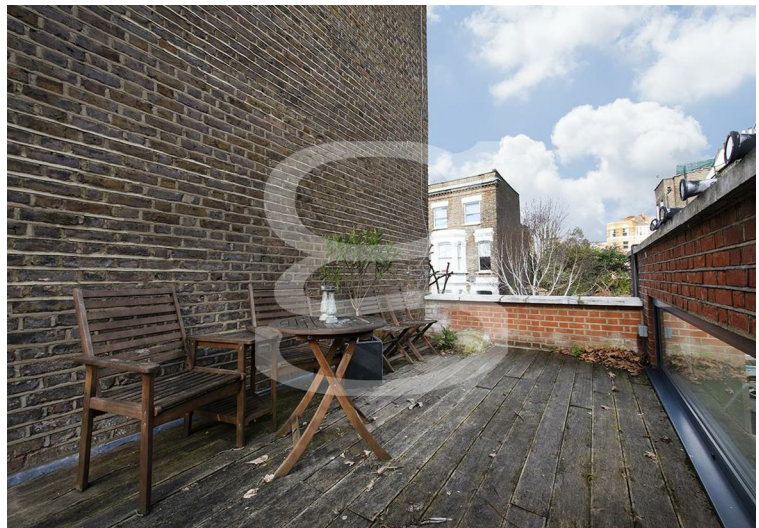


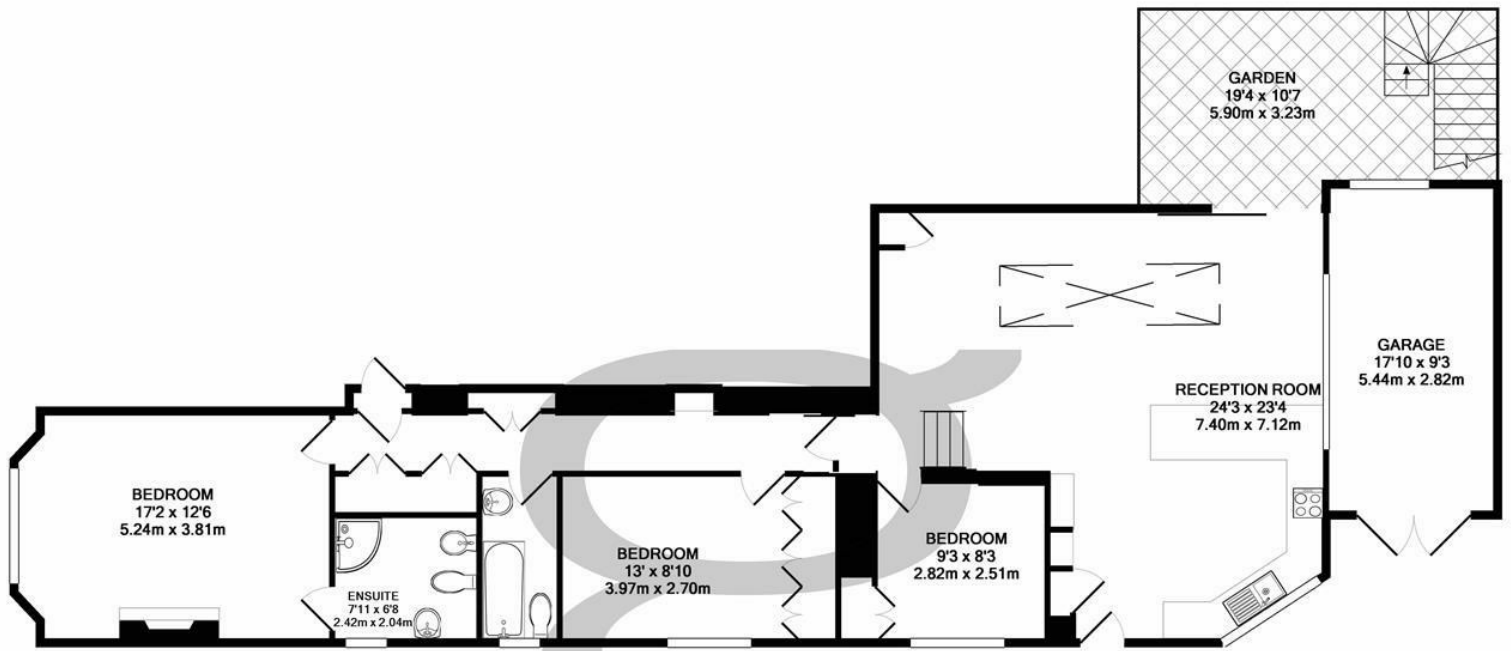
## West End Lane, West Hampstead, NW6 £4,983 Per Month Furnished/unfurnished

Interior design by the owner with no expense spared. High-tech, modern and an incredible living area onto a private terrace. Private garage for 1 car.

This recently renovated apartment has been fitted to the highest standards throughout and boasts a magnificent reception room with high ceilings, period features, solid wood floors and a wonderful floor to ceiling door opening to a private patio, a fully equipped kitchen with Miele appliances and granite work surface, a master bedroom with fireplace and en-suite bathroom, two further bedrooms, family bathroom, roof terrace and secure garage with electric doors.

The apartment is very well located on West End Lane being only a few moments walk from the numerous shops, cafe's and very popular restaurants the area has to offer. Excellent transport links with West Hampstead ( Jubilee Line ), West Hampstead ( Thameslink ) and 139 Buses to Brent X, Waterloo and Baker Street.

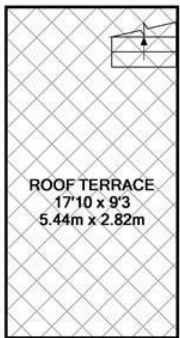




GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1311 SQ.FT. (121.8 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chek Limited. Made with Metropix 02/23



1ST FLOOR

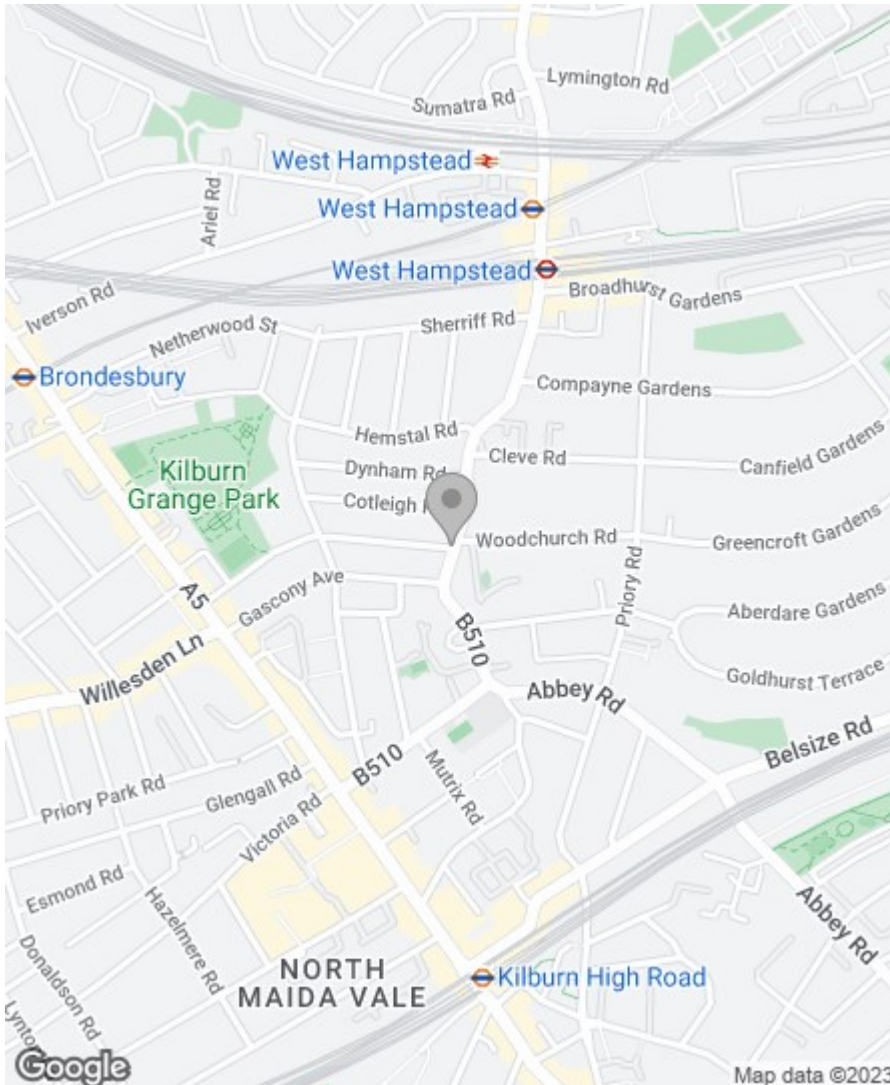


## Property Overview

Location	West Hampstead, NW6
Price	£4,983 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	E
Furnishing	Furnished/unfurnished

## Key Features

- 3 Bedrooms
- 2 Bathrooms
- High Ceilings
- Wooden Floors
- Modern Kitchen
- Decked Garden
- Roof Terrace
- Own Entrance
- Fireplace
- Garage



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any 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 and cannot 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) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

