

West End Lane, West Hampstead London, NW6

We are pleased to offer this excellently located two bedroom apartment situated in a private and well maintained block. The property comprises of two double bedrooms, bright reception room, fully fitted kitchen and tiled bathroom. Located in the heart of West Hampstead Village, you are moments from local amenities and restaurants. Further benefits include a large communal roof terrace. Viewings highly recommended. Available end of May however tenants can move out earlier with sufficient notice.



£350 Per Week

303 West End Lane • West Hampstead • London NW6 1RD

T: 020 7431 3777 **F:** 020 7431 9777 **E:** info@abacusestates.com **W:** www.abacusestates.com

Abacus Estates is a trading name for and on behalf of Lenscane Limited

Company Registration No: 1755241 • Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR • VAT Registration No: 341 5959 42



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	