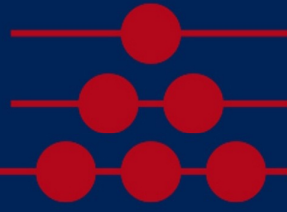


# abacus

E S T A T E S



## Gladys Road, West Hampstead London, NW6

We are pleased to offer this great one double bedroom garden flat located in the heart of West Hampstead moments from Tube and High Street. Offered in good condition throughout the property consists of double bedroom, separate kitchen, bathroom and good size reception leading onto private well maintained garden. Viewing recommended. Fees apply. Please call 0207 4313777 for further information or to request a viewing.



### £350 Per Week

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Abacus Estates is a trading name for and on behalf of: Lencane Limited - VAT No: 341 5959 42 - Company No: 1755241  
and Abacus Estates (Kensal Rise) Limited - VAT No: 126-41 65 29 - Company No: 7838571  
Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR



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			
		77	84
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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		74	79
England & Wales		EU Directive 2002/91/EC	