

A-B-A-C-U-S

WEST HAMPSTEAD

West End Lane, West Hampstead London, NW6

STYLISH 2 bedroom split level apartment located to rear of this 3rd floor Victorian mansion style, block. The property features a reception with IDEAL ENTERTAINING SPACE featuring dark wood flooring throughout and an impressive, contemporary 30ft kitchen/ reception, high ceilings and bi- folding doors leading to a rear balcony. Both bedrooms feature double glazed windows and exposed brick work. GREAT LOCATION set amongst the fashionable cafes, shops and restaurants of West End Lane and in the heart of West Hampstead Village. Only minutes' walk to West Hampstead tube, Thames link and overground. Must be seen!



£740,000 Long Lease

303 WEST END LANE • WEST HAMPSTEAD • LONDON NW6 1RD

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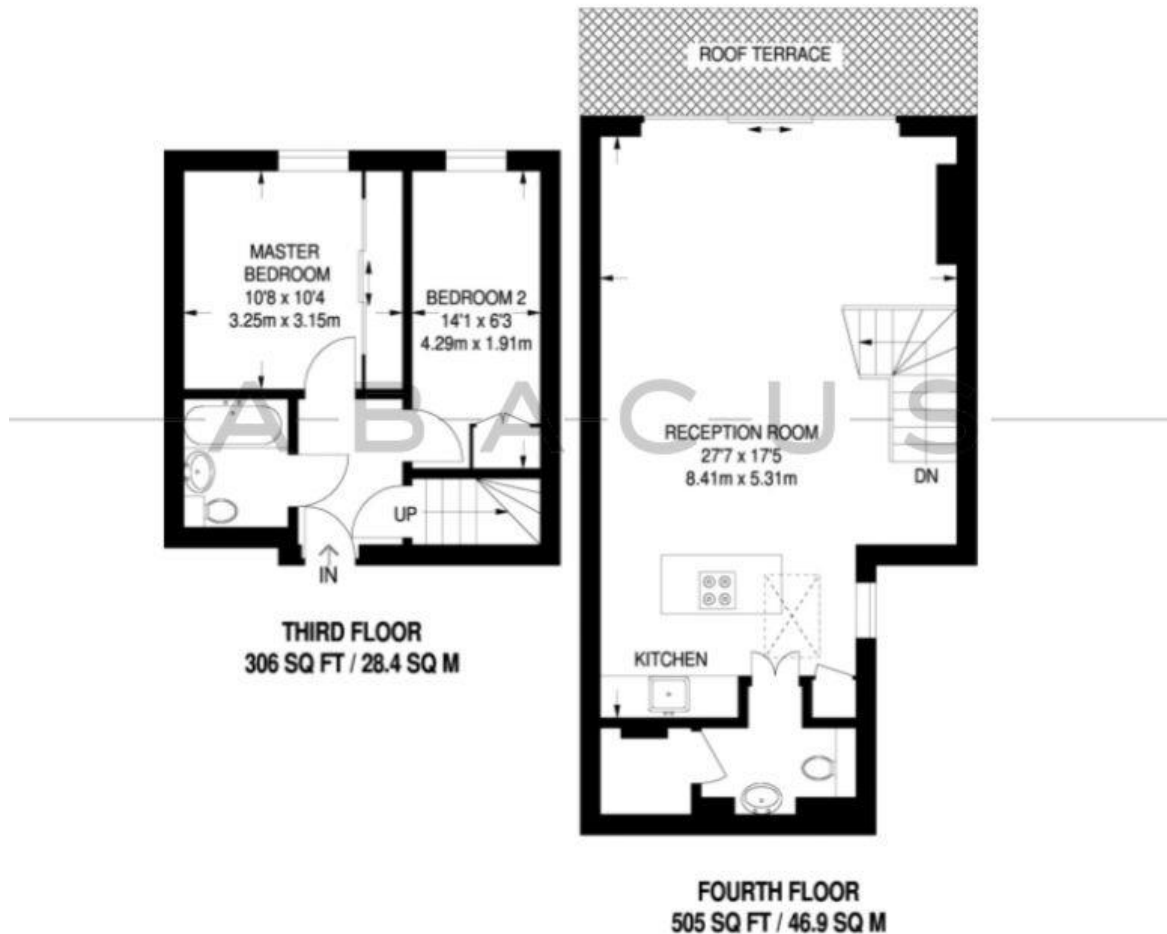
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	79
		EU 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		73	81
		EU Directive 2002/91/EC	





APPROXIMATE GROSS INTERNAL AREA
811 SQ FT / 75.3 SQ M

VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

OPEN MON-FRI 8.00AM TO 7.00PM

SAT - 9.30AM TO 4.00PM

SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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