



# ABACUS



**West End Lane, West Hampstead, NW6**

**£700,000 STC**

**STYLISH PENTHOUSE APARTMENT \* IDEAL ENTERTAINING SPACE\* PRIVATE TERRACE\* AMAZING LOCATION!** Split level apartment located to rear of this 3rd floor Victorian mansion style, block. The property features an impressive **CONTEMPORARY 30ft kitchen/ reception** with dark wood flooring throughout 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!**

Call Guy or Miles for more details

## CONTACT US

**Abacus Estates**

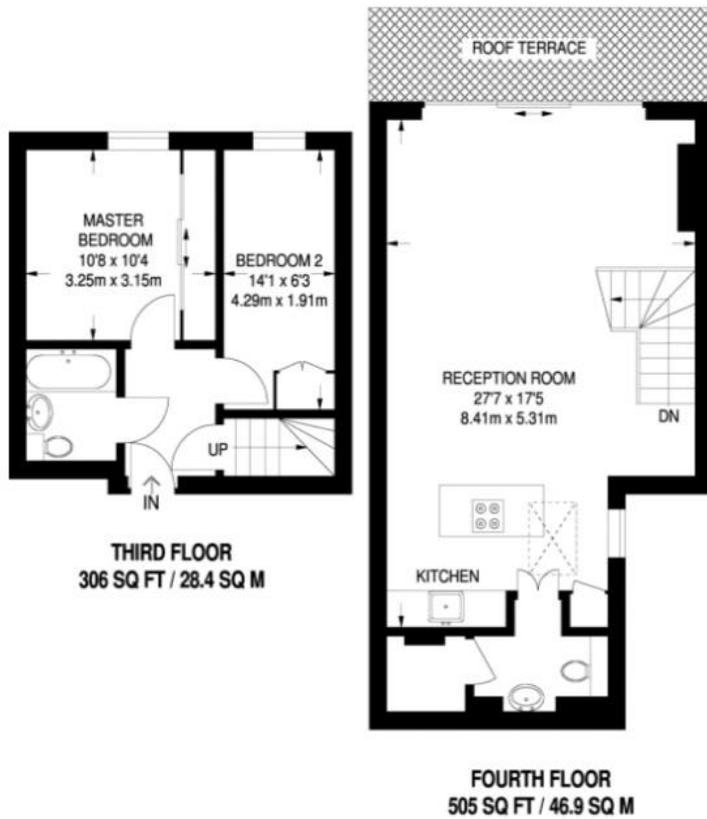
**303 West End Lane, West Hampstead**

**020 7431 3777**



YOUR FEEDBACK IS IMPORTANT TO US

COMMENTS, SUGGESTIONS, PRAISE?  
CALL ME, JAMES ALTMAN, MANAGING DIRECTOR  
ON MY PRIVATE LINE 020 7319 9107



**APPROXIMATE GROSS INTERNAL AREA**  
811 SQ FT / 75.3 SQ M



**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 enquiries.
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 enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

N.B. Abacus Estates is a Trading name for and on behalf of Lenscane Limited.

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			
		72	79
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			
		73	81
EU Directive 2002/91/EC			