

# — A — B — A — C — U — S —

— W E S T H A M P S T E A D —

## **Rose Joan Mews, West Hampstead London, NW6**

MEWS HOUSE\* PRIVATE ROAD\* OPPOSITE FORTUNE GREEN PARK\* In this gated development in the exclusive Rose Joan Mews, this 2 x bedroom house has been finished to a great standard which includes oak wood flooring, fully fitted kitchen. The house benefits from two double bedrooms, home office, open plan living space and use of a private courtyard. Ideally located in the heart of West Hampstead village in a quiet mews only minutes' walk to West Hampstead Tube Thames Link and overground. OPPOSITE Fortune green park and amongst all the cafes, restaurants and boutique shops of West End Lane. Please call 020 7431 3777 to view.



**£399 per week**

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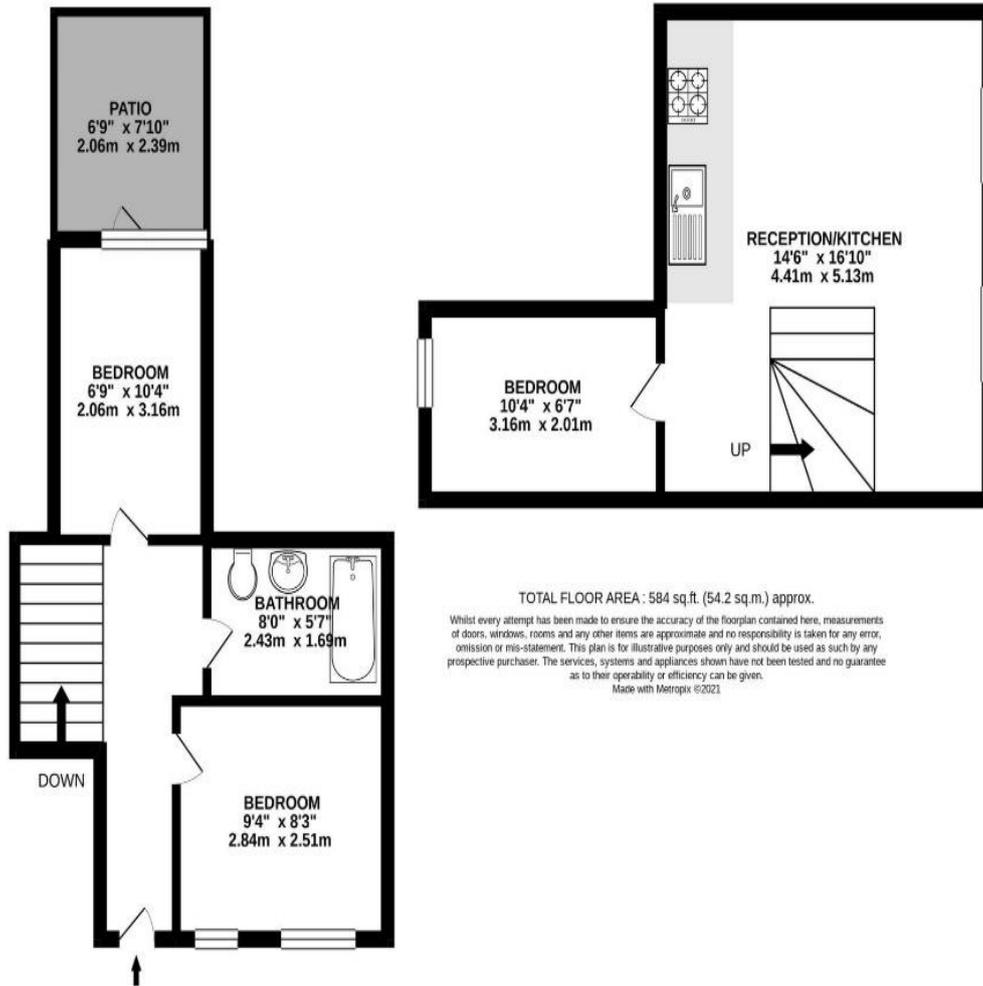
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England,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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
272 sq.ft. (25.2 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



#### 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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