



ABACUS



Lymington Road, West Hampstead, NW6

£610,000 STC

GREAT LOCATION! DUPLEX APARTMENT WITH PRIVATE PATIO GARDEN! Situated on the ground and first floor of this popular purpose built block. The property features a large bright reception with semi open, plan fully fitted kitchen and direct access to a private PATIO/GARDEN. Modern tiled bathroom suite and separate guest W.C. IDEALLY LOCATED only minutes walk to the heart of WEST HAMPSTEAD VILLAGE, West Hampstead Tube, overground and Thames Link and all the cafes, restaurants and bars of West End Lane and West Hampstead village. Also minutes from Finchley Road Jubilee line tube, Leasehold.



Call Guy or Miles for more details on

CONTACT US

Abacus Estates

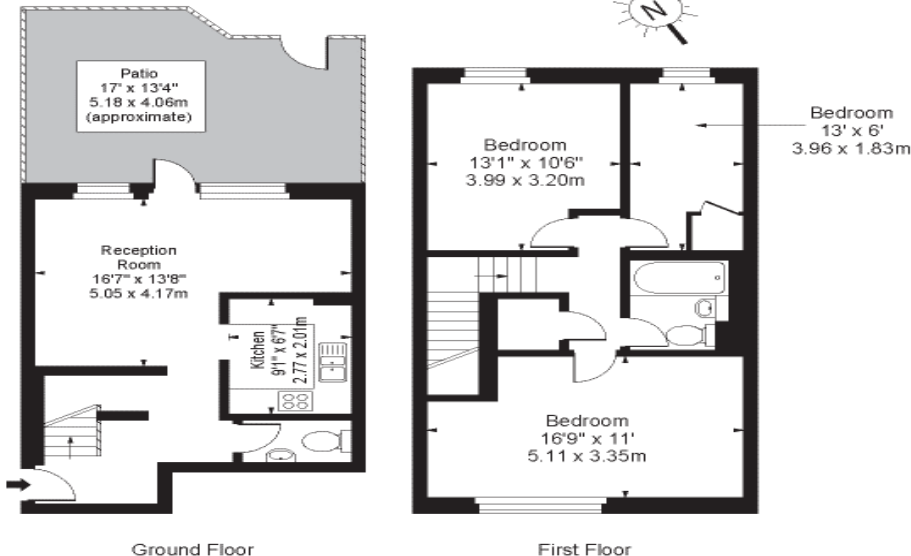
303 West End Lane, West Hampstead

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

**Beswick Mews,
Lymington Road, NW6**



Approx Gross Internal Area 906 Sq Ft - 84.27 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.20699

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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			
England, Scotland & Wales		76	81
		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, Scotland & Wales		72	78
		EU Directive 2002/91/EC	