

# A-B-A-C-U-S

WEST HAMPSTEAD

## Teignmouth Road, London, NW2

We are pleased to offer this charming unique newly refurbished one double bedroom flat set on the top floor of a beautifully converted Victorian building. The property comprises of a bright reception, separate kitchen, double bedroom and large study. The property is located in this charming tree lined, quiet residential road on the prestigious and ever popular Mapesbury Estate situated in a Conservation Area. Please call 020 7431 3777 to arrange a viewing or for more information.



**£335 per week**

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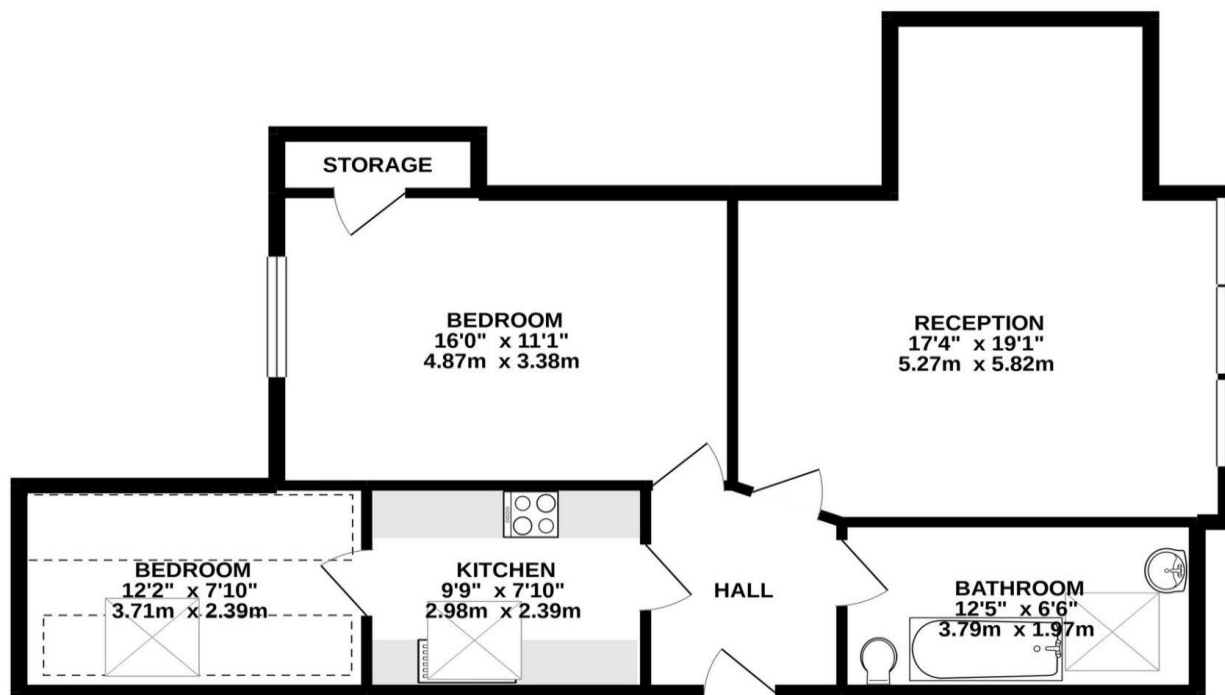


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOP FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

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