



# ABACUS



**Fortune Green Road, West Hampstead, NW6**

**£450,000 STC**

**BRIGHT AND SPACIOUS** reception room in this first floor, Victorian converted flat, with stunning views directly across the park. The apartment includes typical period features such as high ceilings and feature fireplace. Fully fitted separate kitchen, one double bedroom with en-suite shower room and separate guest W.C, offer convenient living space. Part of the vibrant West Hampstead Village, Fortune Green has a selection of independent shops and restaurants, as well as, the renowned, open spaces of Fortune Green Park itself. Ideally located for West Hampstead Jubilee Line tube, Thames Link and Overground, which are minutes' walk away. Leasehold.

**PLEASE CALL TO MAKE YOUR APPOINTMENT.**

Call Guy or Miles for more details

## CONTACT US

**Abacus Estates**

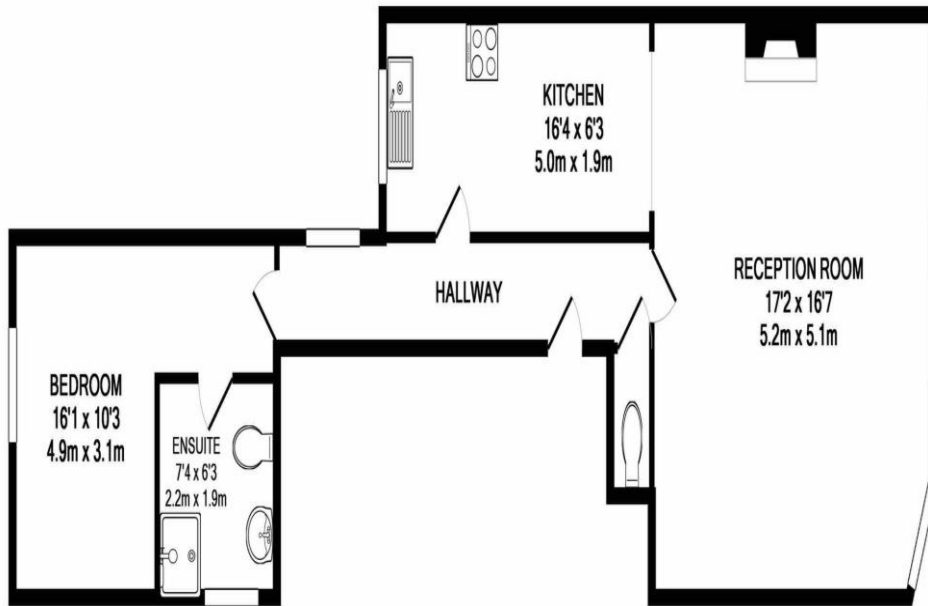
**303 West End Lane, West Hampstead**

**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



TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**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 enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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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	58	69
(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		67
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	