

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

WEST HAMPSTEAD

## Fordwych Road, West Hampstead London, NW2

**\*CONTEMPORARY STUDIO FLAT\*** with **\*MEZZANINE SLEEPING LEVEL\*** INTERGRATED KITCHEN\* HIGH CEILINGS, WOOD FLOORING and BAY WINDOW\* MODERN BATHROOM and **\*COMMUNAL GARDENS\***. **\*NO STAMP DUTY** for first time buyers\* Situated on the first floor of this impressive Victorian conversion. Ideally located on this quiet tree lined street on the borders of West Hampstead, only minutes' walk from Kilburn Jubilee Line tube with all the amenities of West Hampstead village, also close by. **\*985\*** yrs remaining on the leasehold. **CASH BUYER REQUIRED!**



**£250,000 Long Lease**

303 WEST END LANE • WEST HAMPSTEAD • LONDON NW6 1RD

T: 020 7431 3777 • E: WESTHAMPSTEAD@ABACUSESTATES.COM • W: ABACUSESTATES.COM

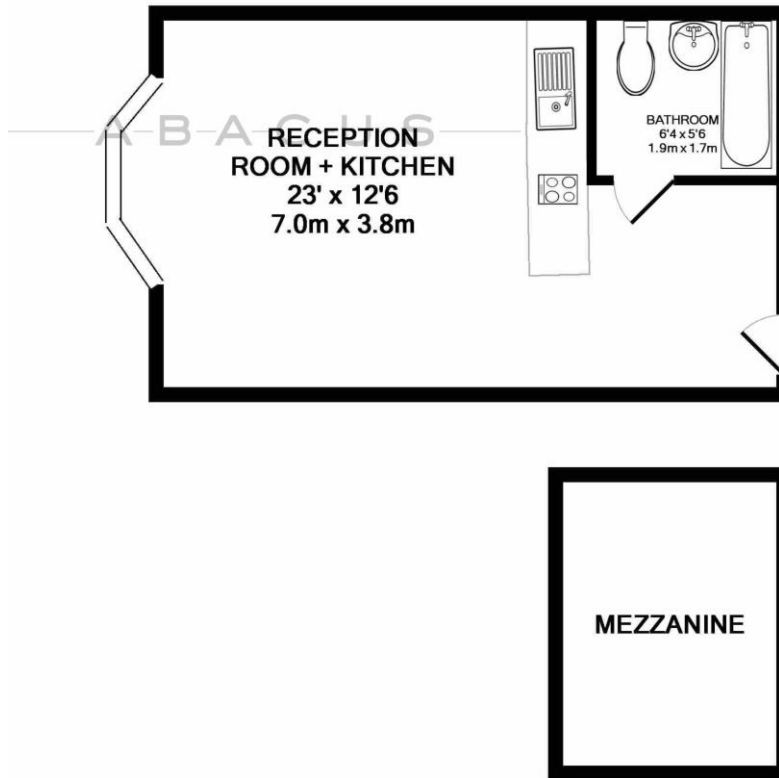
ABACUS ESTATES IS A TRADING NAME FOR AND ON BEHALF OF ABACUS ESTATES (LONDON) LIMITED NO: 099182841 • VAT REGISTRATION NO: 223 0774 34 • REGISTERED OFFICE: 103 CHAMBERLAYNE ROAD, LONDON, NW10 3NS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>15</b>	<b>70</b>
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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>28</b>	
(1-20)	<b>G</b>		<b>49</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 291 SQ.FT. (27.0 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  
Made with Metropix ©2018

**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.