

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

WEST HAMPSTEAD

## Victoria Road, Queens Park London, NW6

A beautifully refurbished duplex apartment of 650 SQFT set on the top floor of this converted mid-terraced period style house. With 2 bedrooms, a modern kitchen and bathroom, new windows, fitted carpets and wood floors this flat makes a stunning home. Victoria Road is a popular road situated between Salusbury Road and Kilburn High Road with their wide choice of transport links and the many eateries, cafe's, supermarkets and further shopping of the locale. Please call 0207 431 3777 for viewings.



**£450.00 Per Week**  
**£1,950.00 Per Calander Month**

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

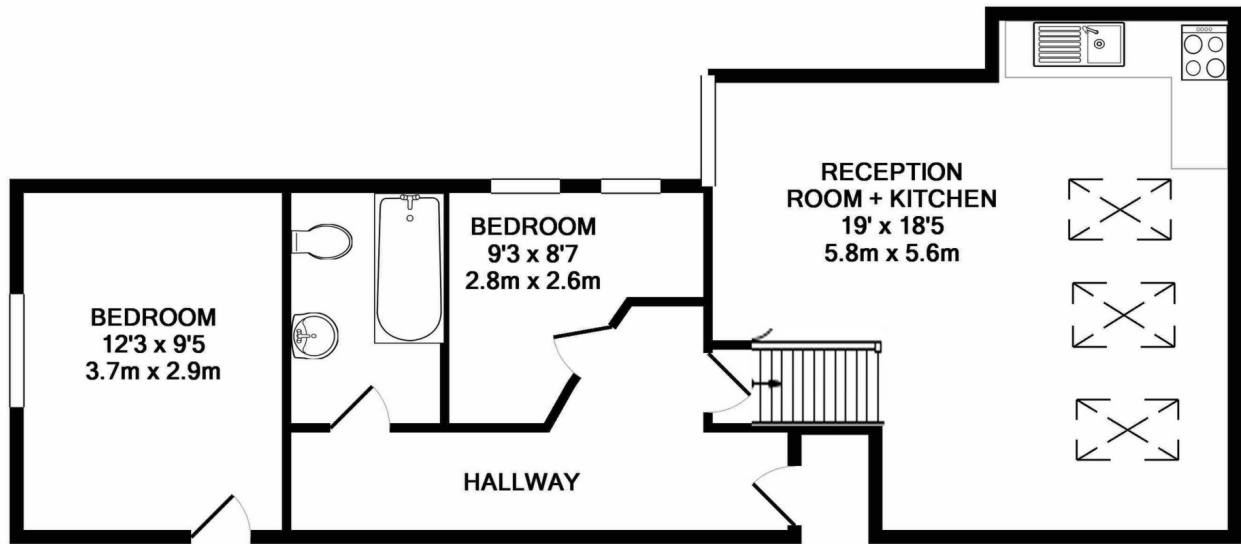
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			7
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 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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VIEWING BY APPOINTMENT WITH AGENTS ABACUS ESTATES - KENSAL RISE OPENING HOURS:

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