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— W E S T H A M P S T E A D —

Fordwych Road, West Hampstead London, NW2

LARGE, ONE BEDROOM APARTMENT* APPROX. 785sqft * EXCELLENT CONDITION This spacious property, features a large bright reception with original period features, such as high ceilings, sash windows and period cornicing. The property has a BIG double bedroom with built in storage, MODERN KITCHEN with appliances and a three piece family bathroom. The property is situated on the raised ground floor of an impressive Victorian house. IDEALLY LOCATED on a quiet tree-lined street on the borders of West Hampstead village. Only mins walk to WEST HAMPSTEAD TUBE, THAMES LINK, and all the boutique shopping and cafe lifestyle of West End Lane. Also mins. walk to Kilburn tube and overground. Share of Freehold.



£520,000 Share of Freehold

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

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

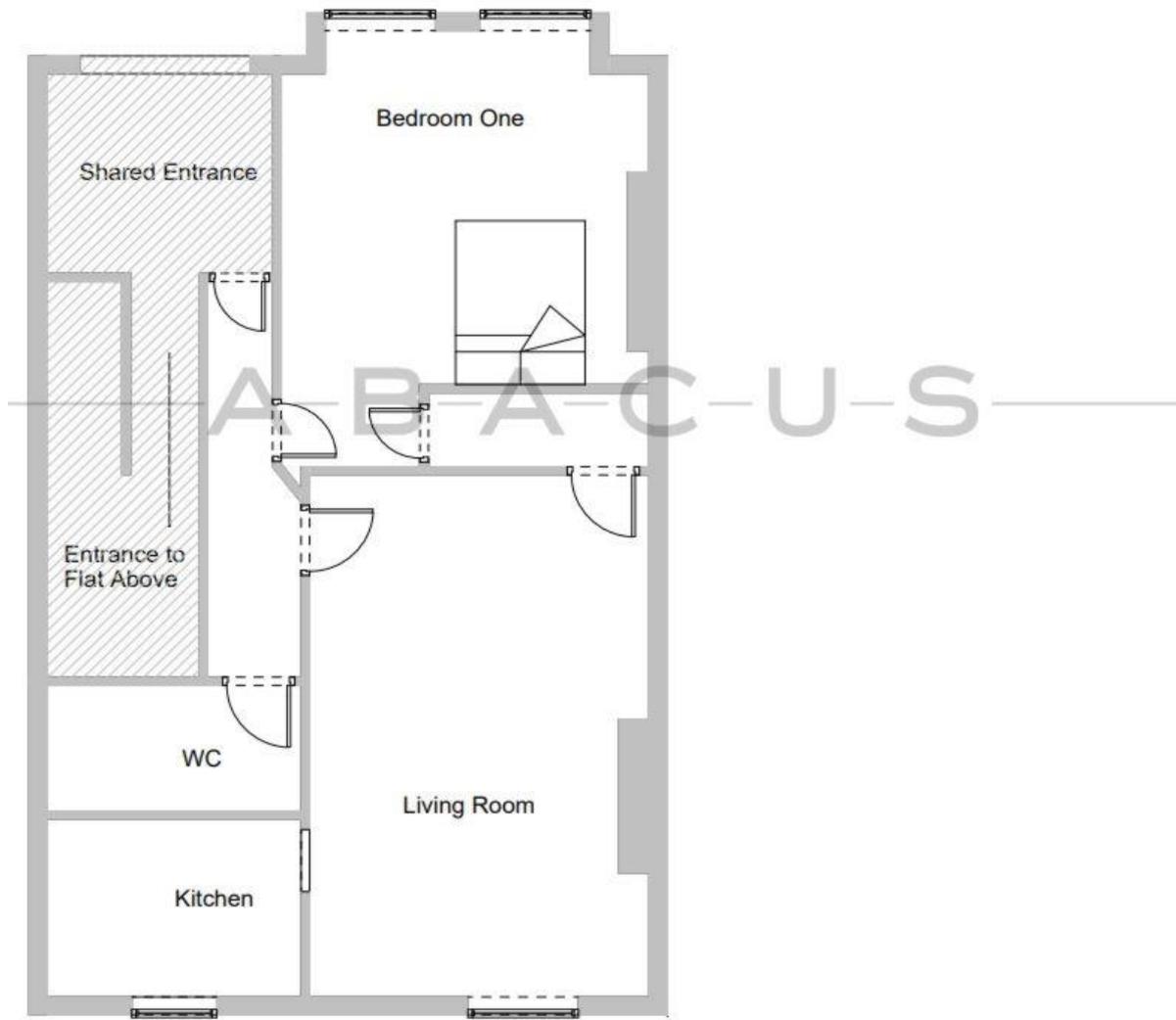
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	84
England, Scotland & Wales		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			
		74	84
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL APROX. FLOOR AREA 785 SQ.FT. (73 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 no guarantee as to their operability or efficiency can be given

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.

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