

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

WEST HAMPSTEAD

## West End Lane, West Hampstead London, NW6

A beautiful maisonette apartment with a perfect mix of contemporary and elegant period features recently refurbished to a high specification finish and with an abundance of natural light. Entrance hallway leads to a grand, west facing reception room, including wood flooring, tall ceilings, wood fireplace and floor to ceiling sash windows with original shutters. Reception opens to a magnificent, south-facing fully fitted contemporary kitchen with separated dining area, boasting an impressive original marble fireplace, cornicing and period 'rose'. Double, floor to ceiling, original sash windows and shutters overlooking a quiet private garden. On the garden level a large bedroom with ensuite bathroom and two further bedrooms with access to private terrace and garden. Second bathroom. Side Entrance leads to a PRIVATE, quiet, south facing GARDEN. Good storage. Offered chain free and in exceptional condition. Only minutes' walk to the cafe lifestyle and boutique restaurants and shopping of West End Lane, West Hampstead plus a short walk to Finchley Road Swiss Cottage and the O2 Centre. West Hampstead Jubilee Line, Thames Link and Overground stations are just a short walk away. Viewing highly recommended.

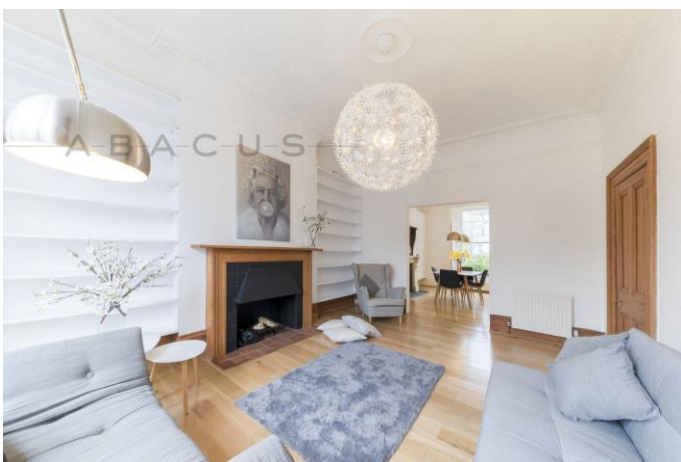


**£1,090,000 Share of Freehold**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			80
(39-54) <b>E</b>		59	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





GROUND FLOOR

RAISED GROUND FLOOR

GROSS INTERNAL AREA 1342.277 SQFT + EXTERNAL GARDEN 840.33 SQFT  
TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 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  
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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