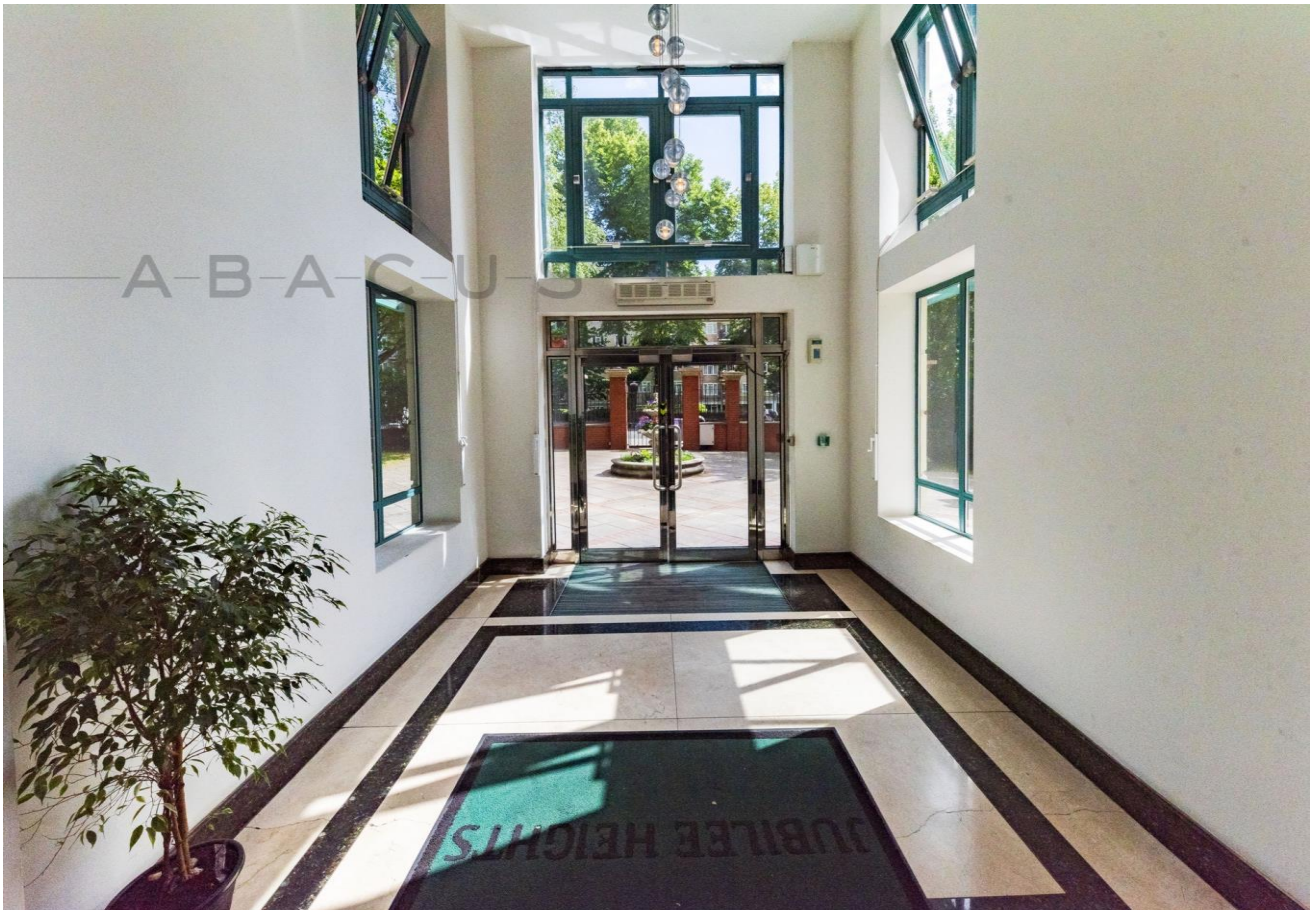


# A-B-A-C-U-S

WEST HAMPSTEAD

## Jubilee Heights, Brondesbury London, NW2

\*CHAIN FREE\* ONE BEDROOM FLAT\* with DEDICATED PARKING SPACE\* 24HR porter/concierge\* COMMUNAL ROOF TERRACE\* RESIDENT ONLY SWIMMING POOL, SAUNA & GYMNASIUM\* Abacus are proud to offer this great quality, first floor, one double bedroom flat, situated in this popular purpose built block conveniently located for immediate access to a vibrant high street, Jubilee line Zone 2 underground station and overground rail. Bright reception with wood flooring. Fully fitted separate kitchen. Fully tiled family bathroom. Leasehold.



**£400,000 Leasehold**

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

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

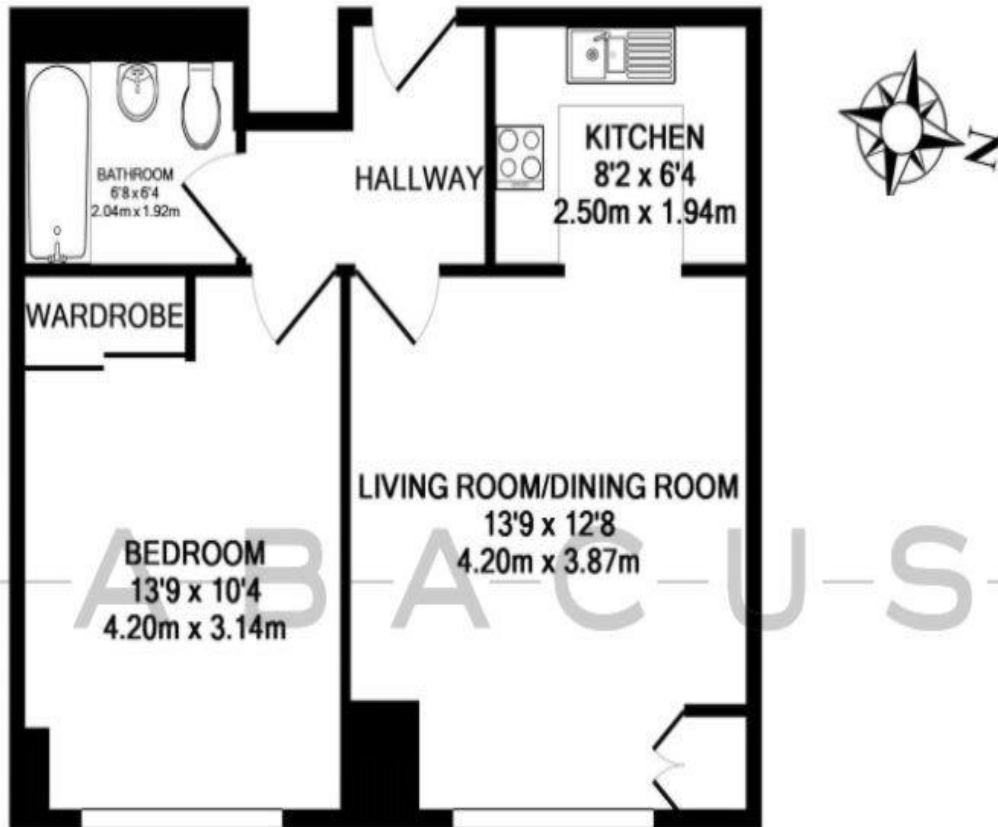
ABACUS ESTATES IS A TRADING NAME FOR AND ON BEHALF OF ABACUS ESTATES (LONDON) LIMITED NO: 099182841 • VAT REGISTRATION NO: 223 0774 34 • REGISTERED OFFICE: 103 CHAMBERLAYNE ROAD, LONDON, NW10 3NS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(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		85	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 473 SQ.FT. (43.9 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 ©2019

**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.