

— A — B — A — C — U — S —

— W E S T H A M P S T E A D —

Anson Road, Willesden Green London, NW2

JUST REFURBISHED: Forming part of an attractive Period building is this recently modernised apartment on a tree lined street in the Mapesbury Conservation Area. This stunning two bedroom property now benefits from a contemporary finish, long leasehold of 153 years, updated communal area and exterior. The recent extensive works include luxury family bathroom, wood flooring, lighting, fantastic kitchen all finished with a focus on attention to every detail. Anson Road is conveniently located for a short walk to Willesden Green Underground (Jubilee Line) as well as local family friendly cafes and restaurants. Long Leasehold.



£450,000 Leasehold

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

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

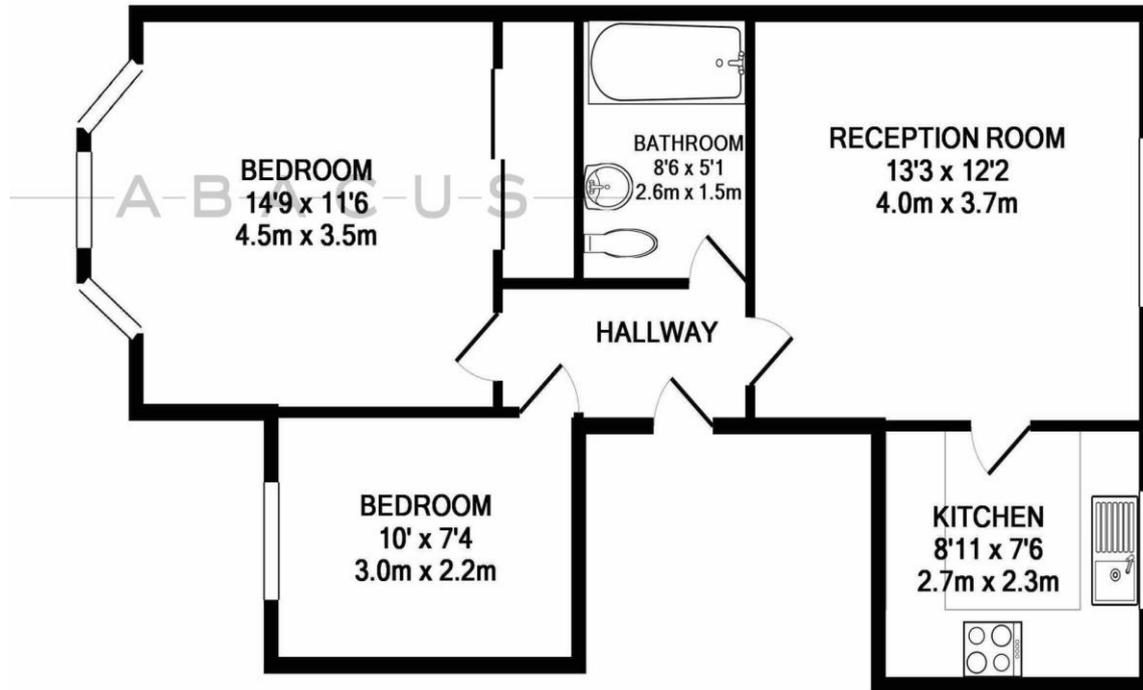
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.2 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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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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