

## Inglewood Road, London, NW6

A generously proportioned luxury studio apartment on the ground floor of a recently refurbished Victorian building located on a popular street in the heart of West Hampstead village. Benefitting from a complete updating programme of works including internal, communal areas and exterior, this spacious flat is the perfect pied-a-terre or rental investment. Currently occupied with an existing AST until September 2021, offering a competitive rental income. The High Street is a convenient few steps away boasting excellent dining options as well as popular cafes and family friendly bars. With three train lines also a short stroll away this property is ideally located for fantastic village living.



**£250,000 Leasehold**

📍 103 Chamberlayne Road • Kensal Rise • London NW10 3NS • ☎ 020 3815 5777  
📍 303 West End Lane • West Hampstead • London • NW6 1RD • ☎ 020 7431 3777

💻 [abacusestates.com](http://abacusestates.com) • ✉ [info@abacusestates.com](mailto:info@abacusestates.com)

Abacus Estates is a trading name for and on behalf of Abacus Estates (Kensal Rise) LTD No. 07838571. Vat Registration No. 353296781 Registered Office 103 Chamberlayne Road, Kensal Rise, NW10 3NS

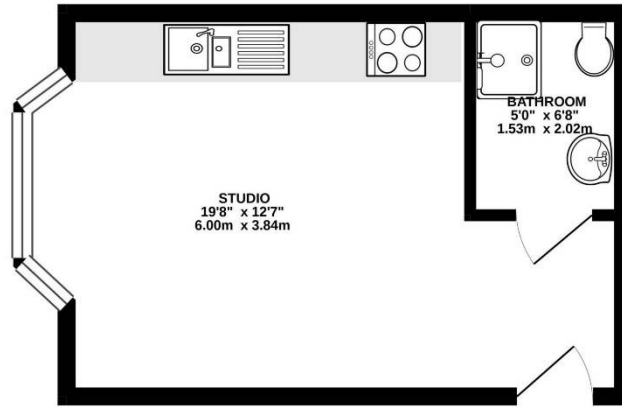


Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running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

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



GROUND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 239sq ft. (22.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan depicted herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Homogen (©200)

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.