

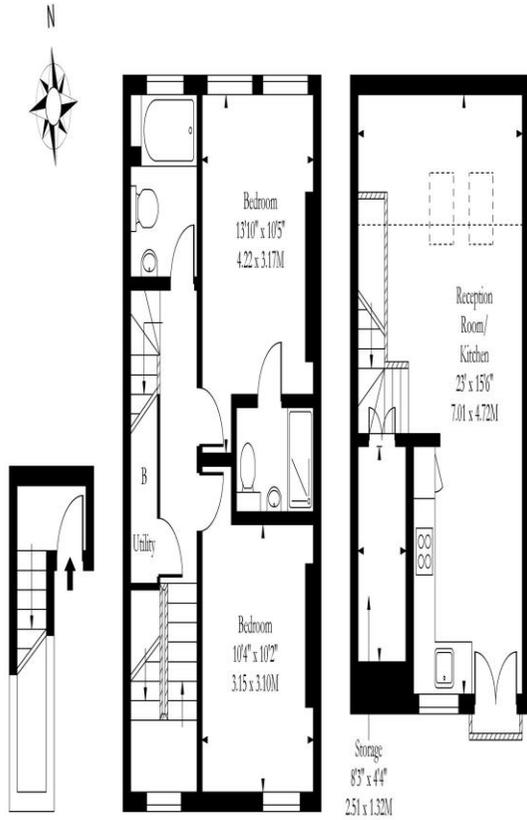


2 Bedroom Duplex  
Dynham Road  
London NW6

- Top floor duplex
- Great storage
- Chain free
- South facing reception room

Offers in excess of £700,000  
Leasehold

Top Floor Flat Dynham Road, NW6



First Floor  
Entrance

Second Floor

Third Floor

Approx Gross Internal Area 796 Sq Ft - 73.95 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale  
[www.tmselphotography.co.uk](http://www.tmselphotography.co.uk)



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>	<b>65</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Arranged over the UPPER TWO FLOORS of this end of terrace Victorian house is this immaculate two double-bedroom two-bathroom duplex apartment. This **STYLISH** apartment features a **LARGE** reception room with rooftop views along with a well-designed fully integrated kitchen. Dynham Road is a peaceful residential turning just off West End Lane therefore being just moments away from West Hampstead's three train stations.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.