

## Manstone Road, West Hampstead, London, NW2

Abacus Estates are proud to offer a large Studio located on the ground floor with further benefits which include shared garden, wooden flooring throughout, modern kitchen and bathroom, the flat is in a well maintained period conversion, located within easy walking distance to Kilburn tube station - Jubilee Line. Heating and hot water is included in the rent.




**£215 Per Week**

303 West End Lane • West Hampstead • London NW6 1RD  
103 Chamberlayne Road • Kensal Rise • London NW10 3NS

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Abacus Estates is a trading name for and on behalf of Lenscane Limited - VAT Registration No: 341 5959 42 • Company Registration No: 1755241 & Abacus Estates (Kensal Rise) Limited  
VAT Registration No: 126 4165 29 • Company Registration No: 7838571 • Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</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 &amp; Wales</b>	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>	<b>84</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 