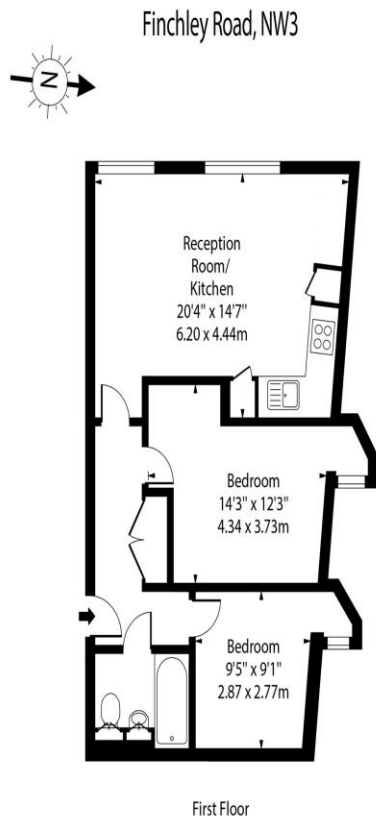




2 Bedroom Flat  
Finchley Road  
London NW3

- Two Double Bedrooms
- Underfloor Heating
- Lift
- Bike Storage

Price: £657.69 pw / £2850 pcm



Approx Gross Internal Area 654 Sq Ft - 60.76 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.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



Fabulous FIRST FLOOR two bedroom apartment (654 sq ft.) set within this prestigious new development called "252 Hampstead" located on Finchley Road NW3. The property benefits from high ceilings, underfloor heating, natural light, wood floors throughout, communal gardens, off street covered bike storage and offered Unfurnished. Lift. The apartment is situated less than 15 minutes away from Central London. Within a few minutes' walk of the delightful boutiques and eateries of Hampstead Village and just around the corner from the practical necessities of West Hampstead's restaurants, coffee shops and transport links. Ideally suit a couple who wish to work from home and use the second bedroom as an office. Available 27<sup>th</sup> Oct. S.106 restriction is enforced, therefore NO parking permits are available.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.