

Cotleigh Road, West Hampstead London, NW6

As Sole Agents Abacus Estates offers this two bedroom first floor apartment situated within this converted period house. Offered in immaculate condition with wood flooring throughout, it consists of one good size double bedroom, one single bedroom, good size reception room, fitted kitchen and tiled bathroom with both bath and separate shower cubical. Located within a short stroll away from the local amenities, underground station and mainline station of West Hampstead. Fees Apply. Please call 0207 4313777 for further information or to request a viewing.



£325 Per Week

T: 020 7431 3777
F: 020 7431 9777
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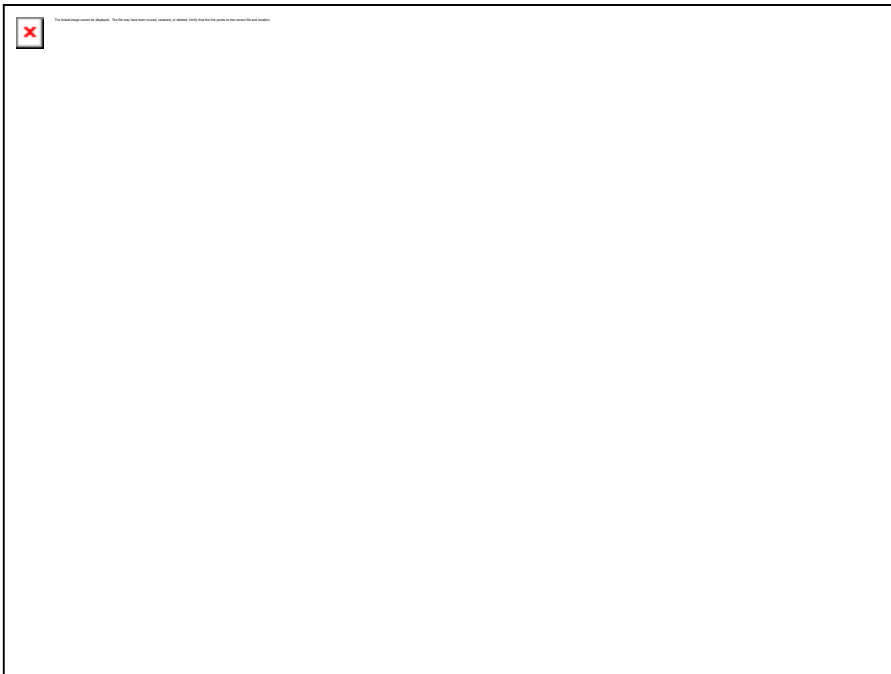
303 West End Lane • West Hampstead • London NW6 1RD
103 Chamberlayne Road • Kensal Rise • London NW10 3NS

Abacus Estates is a trading name for and on behalf of: Lenscane Limited - VAT No: 341 5959 42 - Company No: 1755241
and Abacus Estates (Kensal Rise) Limited - VAT No: 126-41 65 29 - Company No: 7838571
Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	✗	✗
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

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