

# A-B-A-C-U-S

WEST HAMPSTEAD

## Abbots Place, West Hampstead London, NW6

Abacus Estates are pleased to offer a well-proportioned first floor two bedroom flat situated in the heart of West Hampstead. The property benefits from two bedrooms, one double and a single bedrooms, open planned kitchen and reception and fully fitted bathroom. Available Now, view early to avoid disappointment. Please call 0207 4313777 for further information or to request a viewing.



**£350 per week**

303 WEST END LANE • WEST HAMPSTEAD • LONDON NW6 1RD

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ABACUS ESTATES IS A TRADING NAME FOR AND ON BEHALF OF LENSCLANE LIMITED NO: 7838571 • VAT REGISTRATION NO: 341 5959 42 • REGISTERED OFFICE: 103 CHAMBERLAYNE ROAD, LONDON, NW10 3NS



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | <b>60</b>               | <b>81</b> |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</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>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  | <b>60</b>               | <b>85</b> |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |