

A-B-A-C-U-S

WEST HAMPSTEAD

West End Lane, West Hampstead London, NW6

A delightful 3 bedroom upper duplex with a roof terrace and private entrance on a quiet end of West End Lane. Offered chain free and in exceptional condition this newly refurbished period conversion comes with an open-plan reception with fully fitted modern kitchen and 2 stunning bath/shower rooms. With a high specification finish and an abundance of natural light this attractive property offers excellent accommodation. The amenities of West and South Hampstead are both a short distance away with the Jubilee Line, Thames Link and Overground stations. The ever convenient Kilburn High Road is also easily accessible.

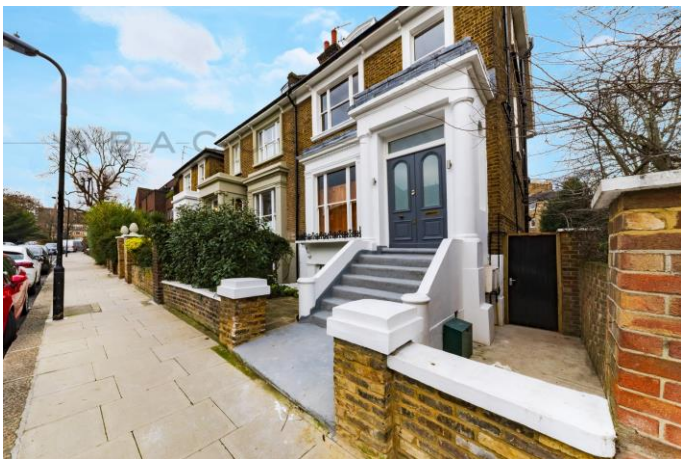


£850,000 Leasehold

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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 59 | 80 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| | | 51 | 80 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





GROSS INTERNAL AREA 1184 SQFT (EXCLUDING EAVES) + EXTERNAL BALCONY 59.22 SQFT
TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SUN - BY PRIOR APPOINTMENT

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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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