

A-B-A-C-U-S

WEST HAMPSTEAD

Fortune Green Road, West Hampstead London, NW6

PRIVATE 36' GARDEN and PATIO WEST HAMPSTEAD VILLAGE* TWO DOUBLE BEDROOMS* TWO BATHROOMS* CONTEMPORARY OPEN PLAN KITCHEN/DINING ROOM /RECEPTION* BI FOLDING DOORS TO GARDEN* UNDERFLOOR HEATING THROUGHOUT* NO CHAIN* Stunning two bedroom, two bathroom ground floor garden flat. The property has been newly refurbished to an exceptional standard. Featuring, two large double bedrooms, an open plan living and reception room with bay doors leading outside. Tiled family bathroom and one en suite. The property also benefits from wood style flooring, sky lights in the reception room and an abundance of natural light throughout the property. IDEALLY LOCATED in the heart of West Hampstead village only a 'stone's throw' from all the boutique shopping, restaurants and cafe lifestyle of West End Lane. Mins. walk to West Hampstead tube, Thames Link and Overground. Leasehold. No chain.



£925,000 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>			
England, Scotland & Wales		74	84
		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>			
England, Scotland & Wales		74	84
		EU Directive 2002/91/EC	



Approx. 100.1 sq. metres (1077.9 sq. feet)

Garden extends to 36'0 (10.9m)

Patio

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Kitchen/Dining Room

8.09m (26'6") max
x 5.86m (19'3") max

Courtyard

Bedroom

3.13m x 3.09m
(10'3" x 10'2")

Hall

Bedroom

5.78m (18'11") max
x 4.06m (13'4") max

Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.

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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