

A-B-A-C-U-S

WEST HAMPSTEAD

Fortune Green Road, West Hampstead London, NW6

Beautifully presented three double bedroom apartment with allocated underground parking, situated in Alfred Court, West Hampstead's premier development. The apartment offers a bright and airy 25ft reception room over-looking Fortune Green. Contemporary open-plan kitchen with all appliances. Three, great size double bedrooms, two with built in storage, two modern three piece bathrooms (one en-suite) and further storage with laundry facilities. Further features include: under floor heating throughout and a large balcony /roof terrace, with access from both reception and bedrooms. The property further benefits from 24 hour Concierge. A must see!



£1,000,000 Leasehold

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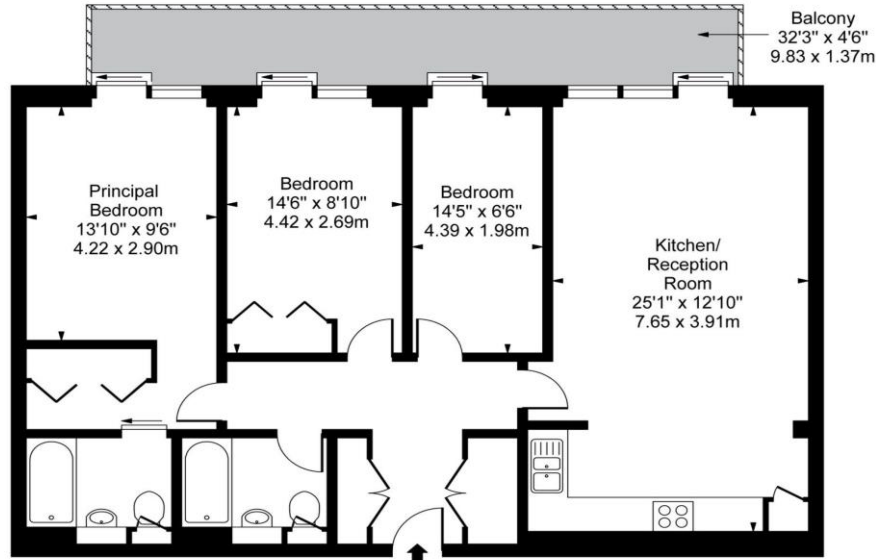
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Alfred Court,
Fortune Green Road, NW6**



Second Floor

Approx Gross Internal Area 1007 Sq Ft - 93.55 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.26909

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates
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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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