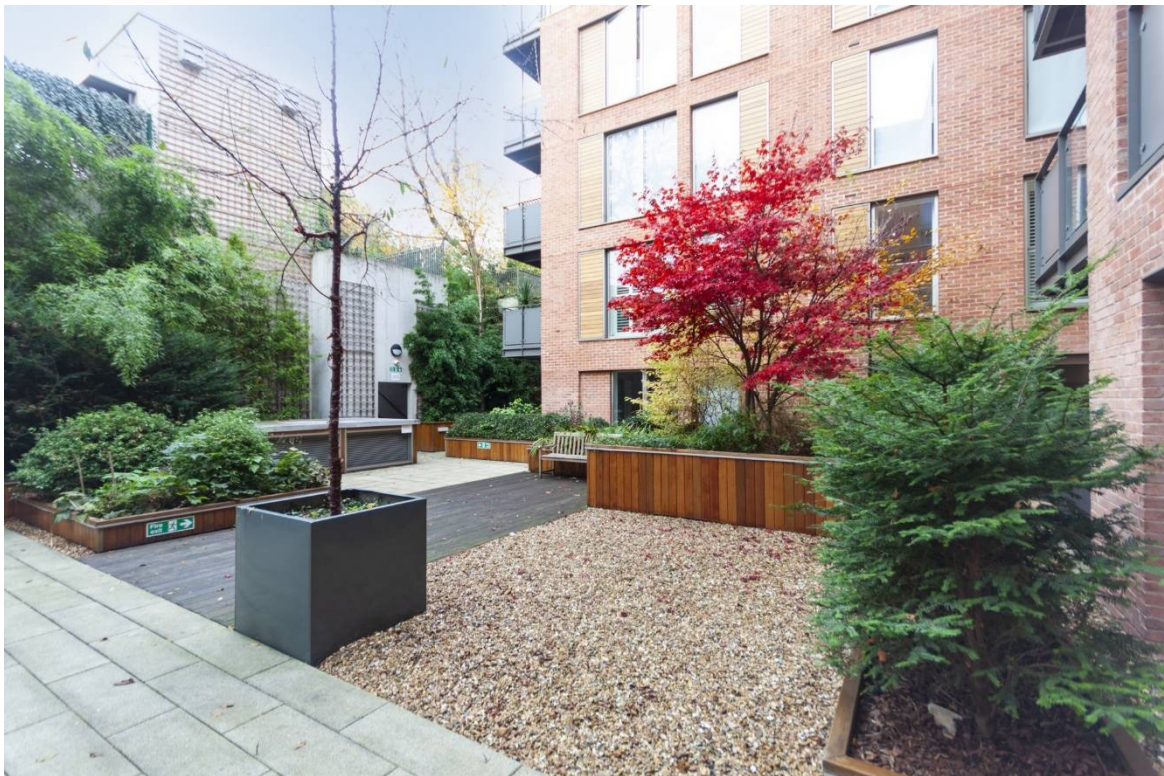


Maygrove Road, London, NW6

A fantastic split level one bedroom apartment with private garden within a sought after development moments from West Hampstead village. Complete with all the benefits of modern living in a new development with amenities that include concierge and a gym. The flexible accommodation is arranged over two floors with a large double bedroom, en-suite bathroom and additional guest W.C, high specification appliances and wood flooring. Easily accessible transport links of West Hampstead and Kilburn Underground, Thames Link and Overground Stations are all a short stroll away, as are the restaurants and bars the area is synonymous with.



£475,000 Leasehold

📍 103 Chamberlayne Road • Kensal Rise • London NW10 3NS • ☎ 020 3815 5777
📍 303 West End Lane • West Hampstead • London • NW6 1RD • ☎ 020 7431 3777

💻 abacusestates.com • ✉ info@abacusestates.com

Abacus Estates is a trading name for and on behalf of Abacus Estates (Kensal Rise) LTD No. 07839571. Vat Registration No. 353296781 Registered Office 103 Chamberlayne Road, Kensal Rise, NW10 3NS



| 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, Scotland & Wales | | EU Directive 2002/91/EC | |

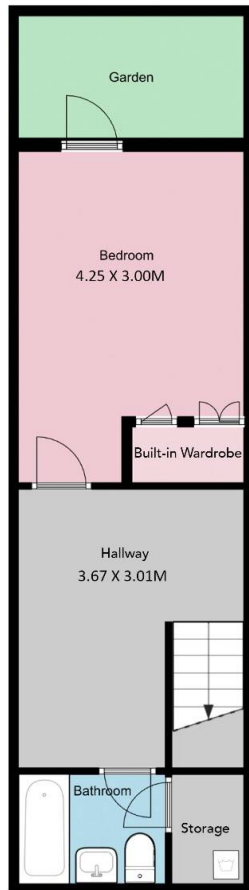
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |



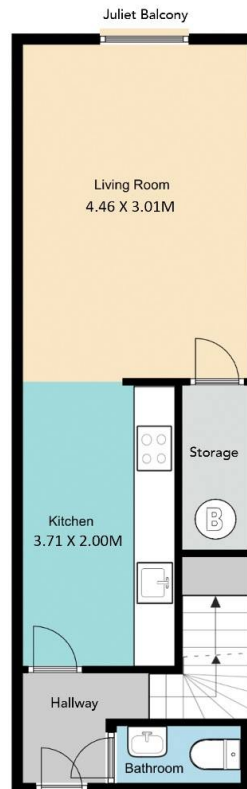
THE RESIDENCE

Beaufort Court, West Hampstead,
London NW6

APPROXIMATE GROSS INTERNAL FLOOR AREA
60.57 SQ M / 652 SQ FT



LOWER GROUND FLOOR



GROUND FLOOR

Every attempt is made to ensure accuracy, however all measurements are approximate.
The Floor plan is for illustrative purpose only and is not to scale.

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.