

—ABACUS—
ESTATES

West End Lane, London, NW6

A charming two double bedroom Victorian Mansion Flat brimming with light and set on the first floor in the heart of West Hampstead village. This spacious property of 997 sq.ft with a share of freehold features a stunning eat-in kitchen and abundance of original period features with a working fireplace, wooden sash windows and charming bathroom with cast iron roll top bath. West End Lane is conveniently located for family friendly cafes, restaurants and bars, as well as the ever popular Emmanuel Church of England school. The Thameslink, Jubilee Line Underground and Overground stations are a short walk away and make this a well connected area.

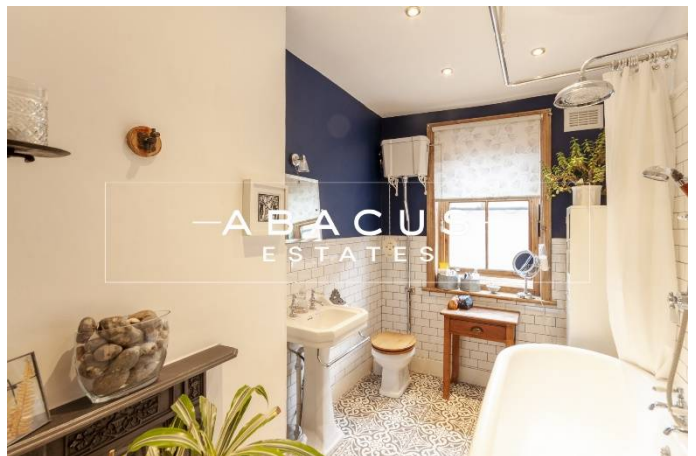
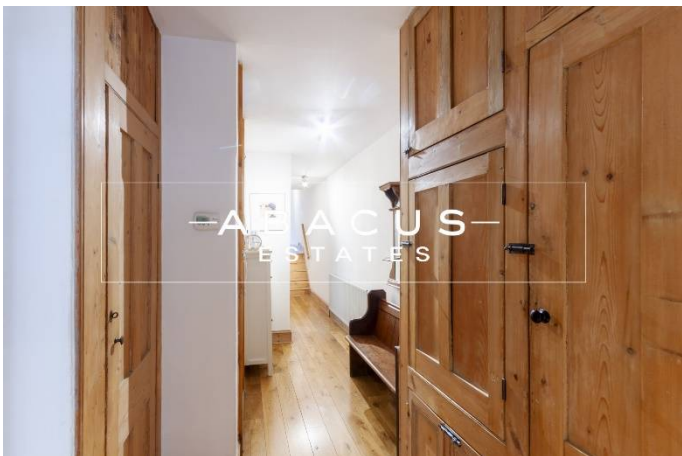


£700,000 Share of Freehold

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📍 303 West End Lane • West Hampstead • London • NW6 1RD • ☎ 020 7431 3777

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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



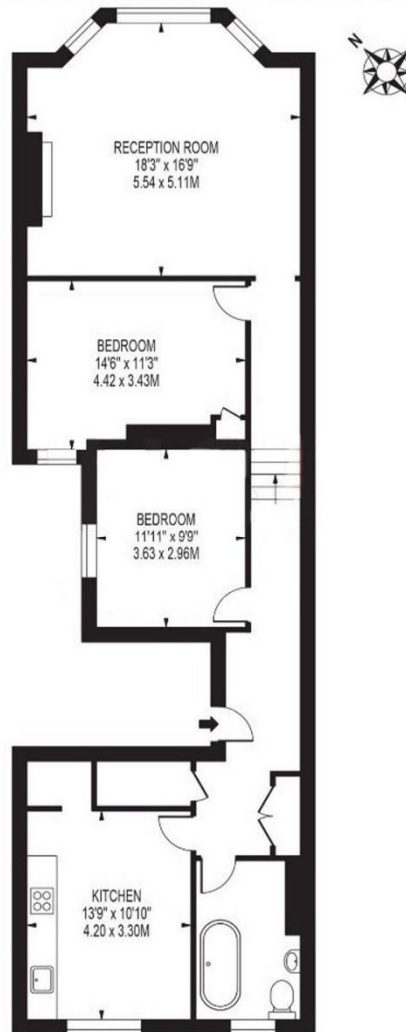
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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			
		78	84
England, Scotland & Wales		EU Directive 2002/91/EC	



WEST END LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 997 SQ FT - 92.64 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. 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

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.