



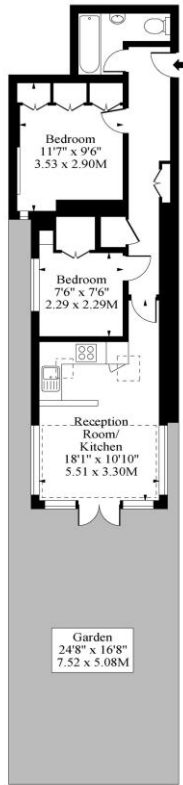
2 Bedroom Flat  
Priory Road  
London NW6

- South Hampstead conservation
- Sparsely furnished

- Ground Floor with private rear garden
- Close to tube and Thameslink

Offers Over £510 pw / £2,210 pcm

 **Priory Road NW6**





Ground Floor

Approx Gross Internal Area 495 Sq Ft - 46.00 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. [www.tomelkphotography.co.uk](http://www.tomelkphotography.co.uk)



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Private west facing rear garden plus access to communal gardens. A newly redecorated one/two bedroom garden apartment (approx 495 sq. ft.) located on this quiet, tree lined residential street in the heart of South Hampstead. The property offers stylish décor throughout and comprises a wonderfully bright conservatory style reception/dining room with double height ceilings, contemporary open plan fitted kitchen with integrated appliances and leading to landscaped private lawned garden, master bedroom and further study with fitted wardrobes, fully tiled bathroom. Utility cupboard. Part furnished. Avail 15th October. Sole occupancy or couples preferred. NO PETS.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.