



Studio  
Sherriff Road  
London NW6

- Wood floors
- Kitchenette with washer / dryer
- Victorian conversion
- Top floor attic style

Price: £335 pw / £1,451.67 pcm



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Top floor studio apartment (213 sq ft.) within this Victorian conversion located on a tree lined street less than 0.1 mile from West Hampstead's amenities and rail links. The studio comprises a spacesaver kitchenette with washer, separate shower room and storage room. Part furnished. The property is located close to West End Lane's multiple bus routes (139, 189 and C11) and train links (Jubilee, Overground and Thameslink stations). 1130 Mbps available with Virgin Media. Avail from 16th July

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.