

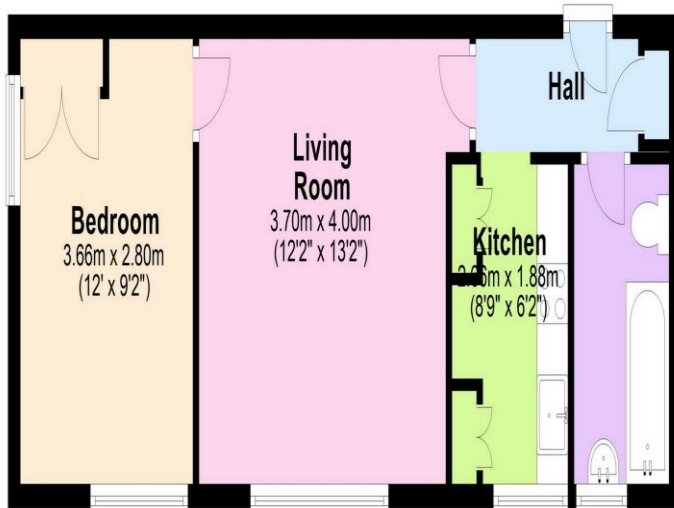


1 Bedroom Flat  
Fairhazel Gardens  
London NW6

- Purpose built block
- Top floor
- Newly refurbished
- Chain free

Auction guide price of £360,000  
Leasehold

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 38.8 sq. metres (417.4 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.



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>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</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

**\*NEW INSTRUCTION\*** SUPERB ONE DOUBLE BEDROOM apartment located on the 2nd floor of a purpose built block in the heart of South Hampstead, Naturally bright, Fully fitted separate kitchen with hob, oven, fridge freezer and dishwasher. Spacious reception room. New sound proofing double glazed windows. The current owner has repainted and laid new wood flooring throughout. Ideally located for all the cafes, bars and transport around Fairfax Road, Finchley Road and Abbey Road.

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.