

2 Bed Triplex
West End Lane
London NW6

- Fantastic maisonette
- Private entrance
- Great storage
- Fully equipped kitchen

Asking price of £600,000
Long Lease

West End Lane

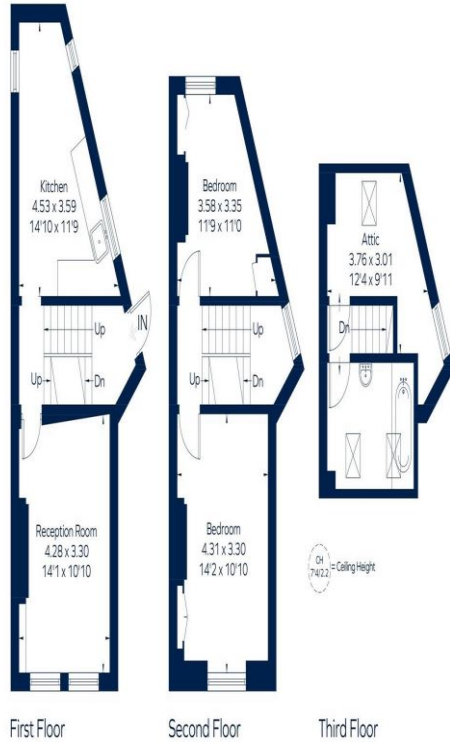
Approximate Gross Internal Area

First floor = 363 sq. ft. (33.7 sq. m.)

Second floor = 335 sq. ft. (31.1 sq. m.)

Third floor = 191 sq. ft. (17.8 sq. m.)

Total = 889 sq. ft. (82.6 sq. m.)



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

A totally unique TWO-DOUBLE BEDROOM MAISONETTE arranged over the upper THREE FLOORS of this substantial four storey Victorian end terrace. This character spacious home features a large south facing reception room, an unusually large bathroom with breath taking city views and the potential to create a roof terrace (subject to planning permission).

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.