

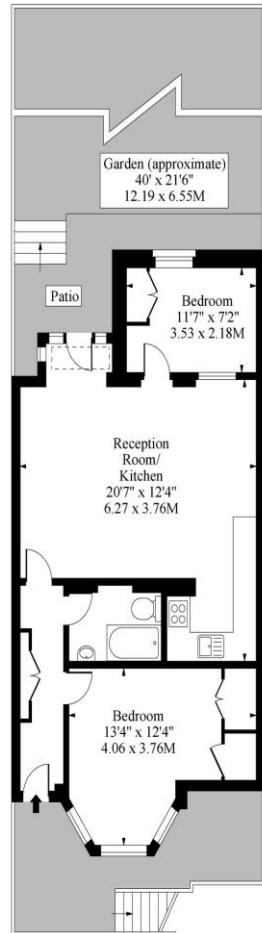


2 Bedroom Flat
Kingdon Road
London NW6

- Victorian conversion
- Two bedrooms
- Private rear garden
- Spacious reception room

Price: £600,000
LH+ShareFH
ESTATES

 **Kingdon Road NW6**





Lower Ground Floor

Approx Gross Internal Area 716 Sq Ft - 66.54 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.tomekphotography.co.uk



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

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

South facing rear garden. Superb two double bedroom lower ground floor apartment (716 sq ft.) located moments from West End Lane in West Hampstead. Comprising a spacious reception room with french doors to the private rear garden, open plan fitted kitchen/diner with all appliances, master bedroom, wood floors, family bathroom, own entrance. Part furnished. The apartment is located in the heart of West Hampstead near the popular Saturday Farmer's Market. Restaurants, bars, shopping facilities, the Jubilee line and London Overground stations can be found close by.

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.