

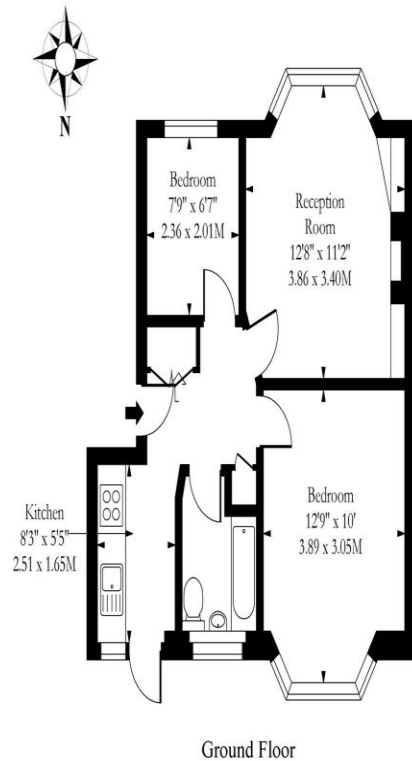


2 Bedroom Flat  
Sherriff Road  
London NW6

- Purpose Built Block
- One Double Bedroom plus Home Office Room
- Separate Kitchen
- Part Furnished

Price: £450pw / £1,950.00 pcm

## Sherriff Road, NW6



Approx Gross Internal Area 447 Sq Ft - 41.53 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

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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	76
England, Scotland & Wales		EU Directive 2002/91/EC

Fantastic one double bedroom (plus guest room / home office) ground floor apartment located within a purpose built block on Sherriff Road NW6. Newly redecorated throughout, new bathroom tiles, separate kitchen and an off street parking space. The property is close to West Hampstead Jubilee, Thameslink and Overground services and all of the local amenities of cafes, restaurants and bars on West End Lane. Available 29th July Suit Couple or Single only.

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.