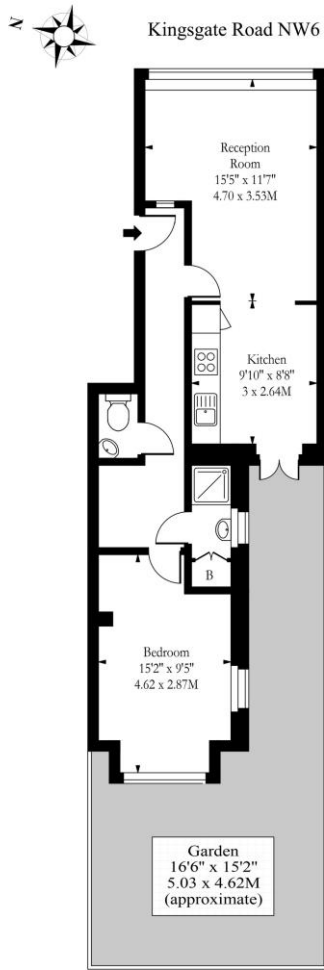


1 Bedroom Flat  
Kingsgate Road  
London NW6

- One Double Bedroom
- Newly Decorated
- Walnut wood flooring
- Chain free

Asking price of £450,000  
LH+ShareFH



Ground Floor

Approx Gross Internal Area 518 Sq Ft - 48.12 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](http://www.tomekphotography.co.uk)



Lovely one double bedroom GARDEN apartment situated in a quiet residential street moments from West Hampstead tube (Jubilee line). Comprising double aspect lounge with wood flooring, fitted kitchen/diner with French doors leading to a private rear patio. Further benefits include a large basement with lighting and electrics. Call the SOLE AGENTS to book a viewing.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC
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>		
(55-68) <b>D</b>	<b>66</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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.