



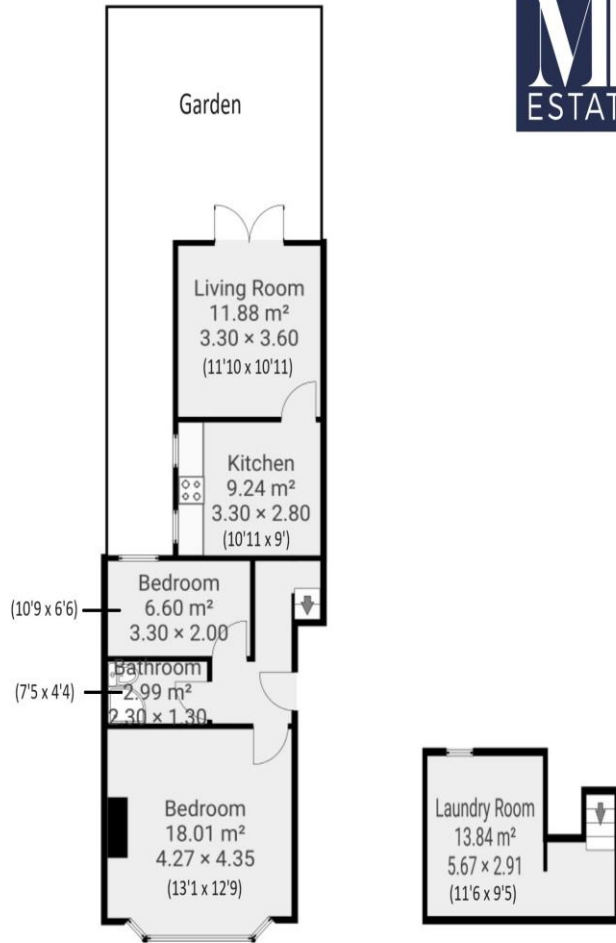
2 Bed Garden Flat
Iverson Road
London NW6

- Spacious split level flat
- Chain free
- Moments from tube & trains
- Basement

Asking price of £620,000
LH+ShareFH

Iverson Road, NW3

Total Area: 63.9 sq metres / 688 sq ft approx.



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	61	76
(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	

Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.

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Located just moments away from West End Lane within a short walk of West Hampstead's three stations is this two-bedroom ground floor flat with private garden. This spacious home features a modern fitted kitchen and a reception room with door opening onto a south facing garden. There is a large fully tiled shower room and basement utility room/office.

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.