



1 Bedroom Flat
West End Lane
London NW6

- Ideal FTB or BTL property
- Long Lease
- Period Building
- Excellent Condition

Price: £400,000 Offers in Excess
Leasehold

Approximate Area = 48.1 sq m / 518 sq ft (Excluding Void)
 Including Limited Use Area (2.9 sq m / 31 sq ft)
 For identification only. Not to scale.
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 = Reduced head height below 1.5m



 Second Floor



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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	55	55
(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	

We are delighted to offer this beautiful 1-bedroom residence on West End Lane, an off-market gem blending classic charm with modern sophistication. Featuring a living area with inviting open-plan design, the stylish kitchen boasts top-of-the-line appliances and custom cabinetry. The generously-sized bedroom provides a tranquil retreat with ample closet space, while the stylish bathroom offers a spa-like atmosphere. This home exudes character with period features, a mixture of hardwood flooring and carpet, ensuring a comfortable, elegant living experience. Situated in the heart of West End Lane, you'll be within walking distance to boutiques, cafes, restaurants and parks, with excellent transport links. This is an ideal 1st time buyers property with a very long lease. call us now to book a viewing.

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.