

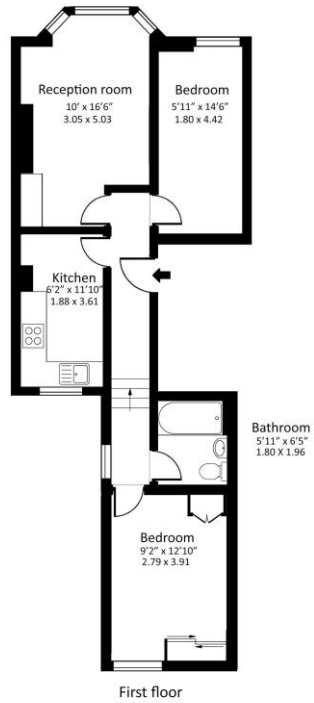


2 Bedroom Flat
Gascony Avenue
London NW6

- One and Half Bed with Roof Terrace
- Part Furnished
- Separate Kitchen
- Close to Transport

Price: £475 pw / £2,058.33 pcm

Gascony Avenue, NW6



Approx gross internal area : 564 sq ft - 52.4 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(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 newly repainted, part-furnished two-bedroom property set on the ever popular Gascony Avenue in the heart of West Hampstead. Arranged over two levels, the home features a separate fully fitted kitchen and a bright, welcoming reception room. Both bedrooms are generously sized doubles, complemented by a well-presented bathroom. There is also a communal roof terrace for sitting and enjoying a glass of vino or al fresco dining. Ideally located within easy reach of Kilburn High Road and West End Lane, residents benefit from excellent transport links, shops, cafés, and local amenities. The property is available immediately. Would ideally suit a single or couple. Managed by ML Estates..

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.