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West Hampstead, NW6

£620,000

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Ideally located, this bright spacious (700 Sq Ft) second floor three bedroom flat is minutes walking distance from West Hampstead transport links and the numerous amenities of West End Lane.

Property features include high ceilings, a spacious and bright reception room with a feature exposed brick wall, a fully fitted kitchen, three bedrooms, a modern shower room and a large unofficial roof terrace.

Located in the heart of West Hampstead, thus conveniently located for the Thameslink, Silverlink and West Hampstead Jubilee Line Underground Stations as well as the local shops, bars, restaurants and bus routes of West End Lane.

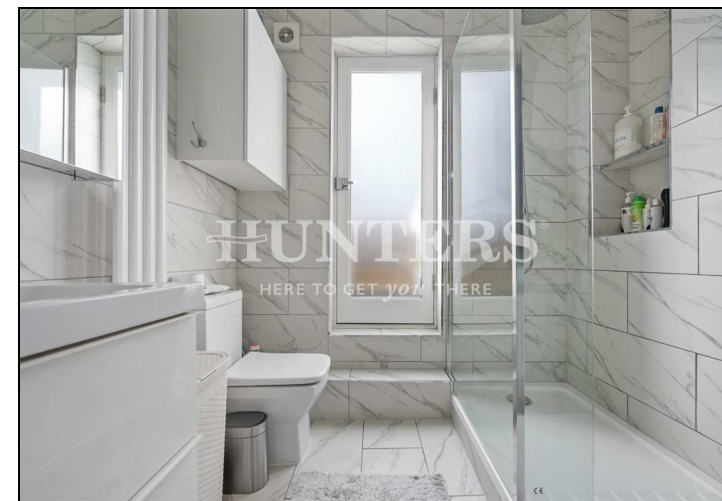
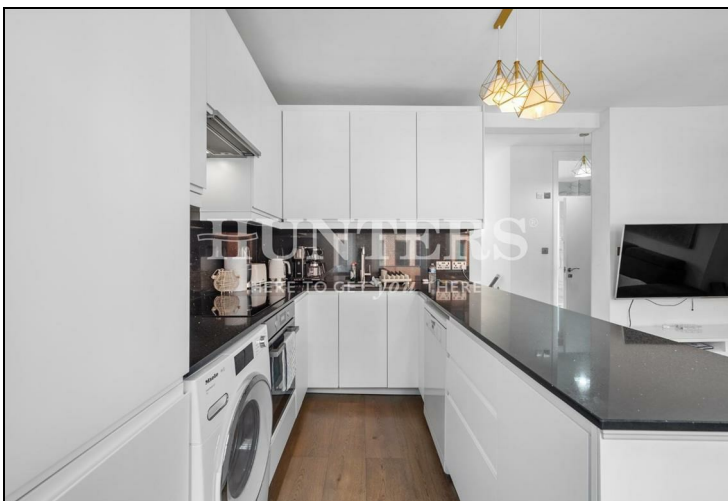
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westhampsteadsales@hunters.com | www.hunters.com



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KEY FEATURES

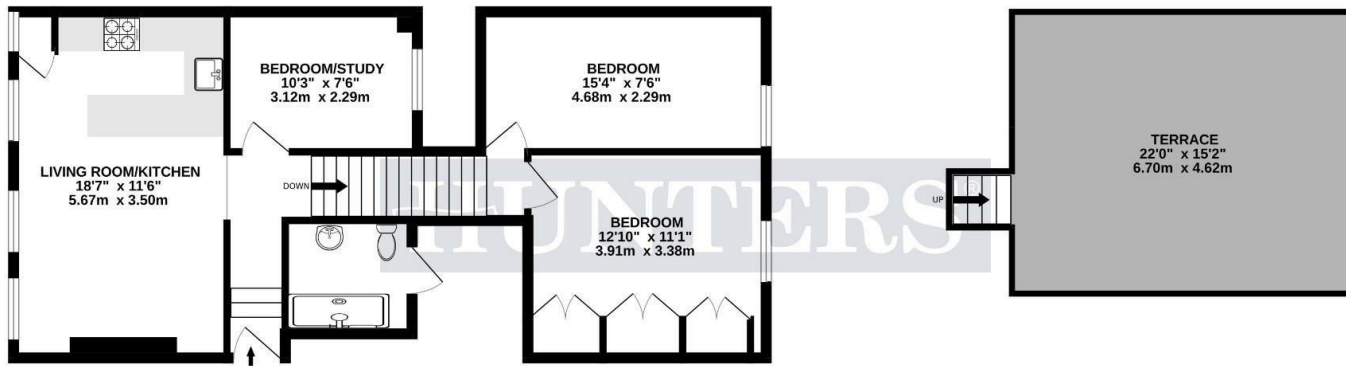
- Three bedroom apartment
 - Excellent Location
 - Lease in excess of 100 years
 - Situated on West End Lane
- Access to West Hampstead transport links
 - Numerous and varied local amenities
 - Unofficial Roof terrace
 - 700 sq.ft of internal accommodation .





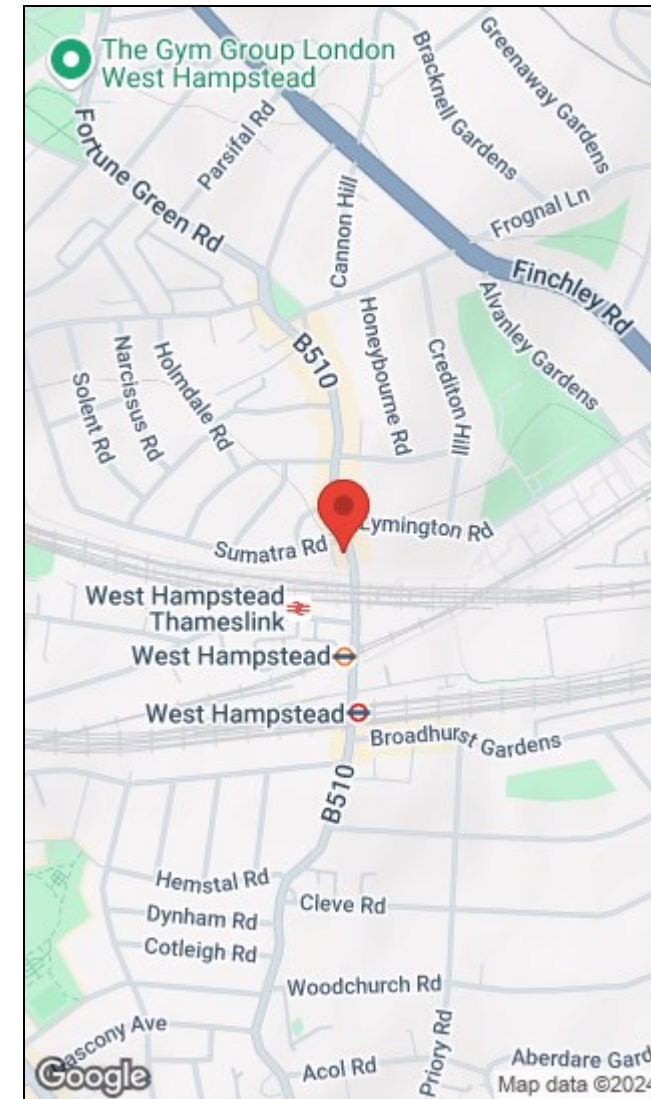
SECOND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	66
England & Wales		England & Wales	

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