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# Mill Lane, West Hampstead, London, NW6

## Offers In The Region Of £775,000



A stunning, recently renovated three bedroom duplex maisonette in the heart of West Hampstead.

Boasting a spacious, modern living room with semi open plan kitchen. The kitchen has modern integrated appliances including duel ovens, large fridge freezer, family sized dish washer and a washing machine/dryer. The master bedroom is situated on the top floor with an en-suite which is newly fitted and has a large walk in wardrobe. The property offers Three bedrooms total. Benefiting from it's own front door with private lobby, thus room for a pushchair or bicycle storage on the ground floor, offered furnished.

Ideally situated close to the amenities of West End Lane and the numerous transport links of West Hampstead, including The Jubilee Line, the Thameslink and the Overground.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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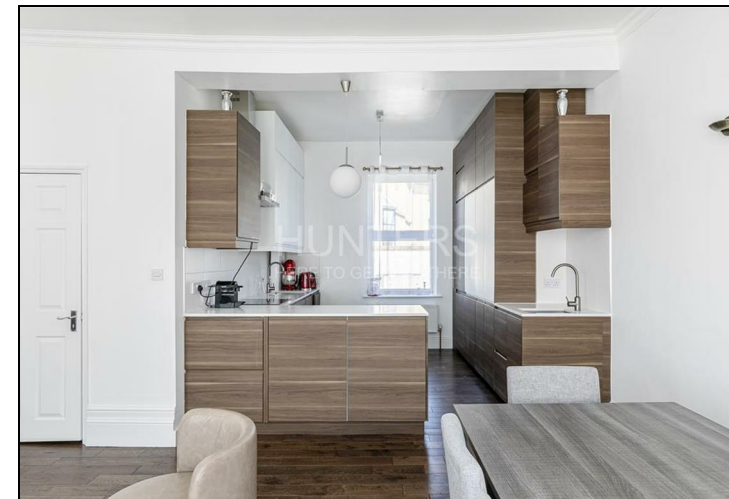
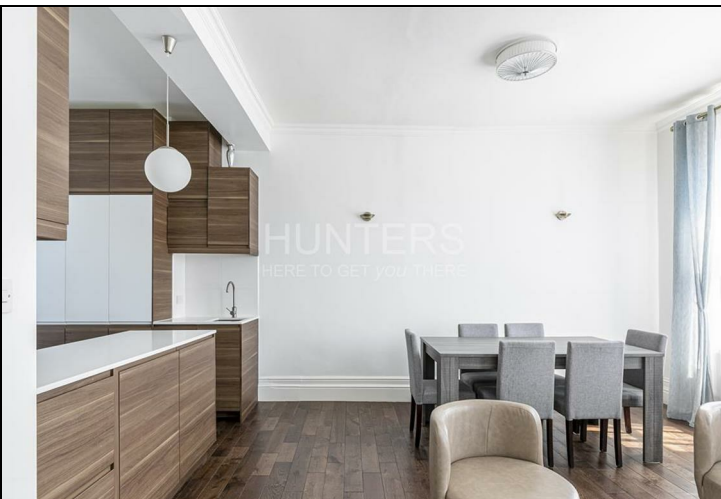


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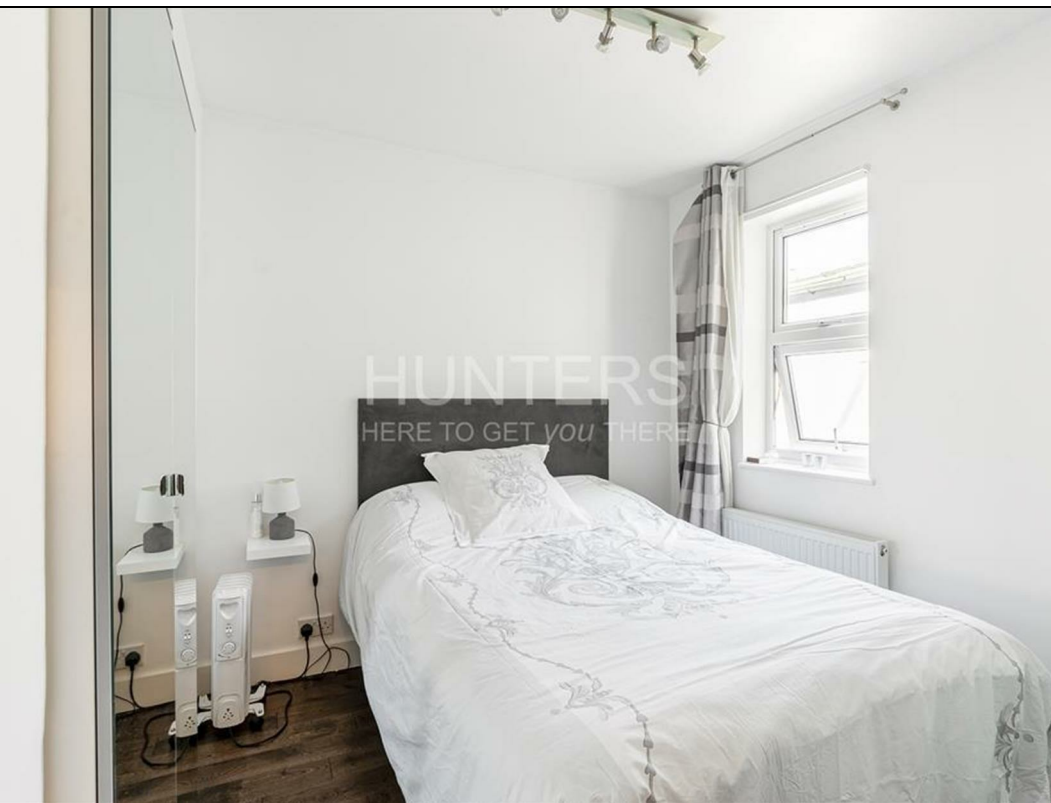


## KEY FEATURES

- Three Double Bedrooms
- New Kitchen
- Two Bathrooms and Separate WC
- South Facing Living Room
- Wood Flooring
- High Ceilings
- Large Windows/Lots of Light
- Central West Hampstead Location



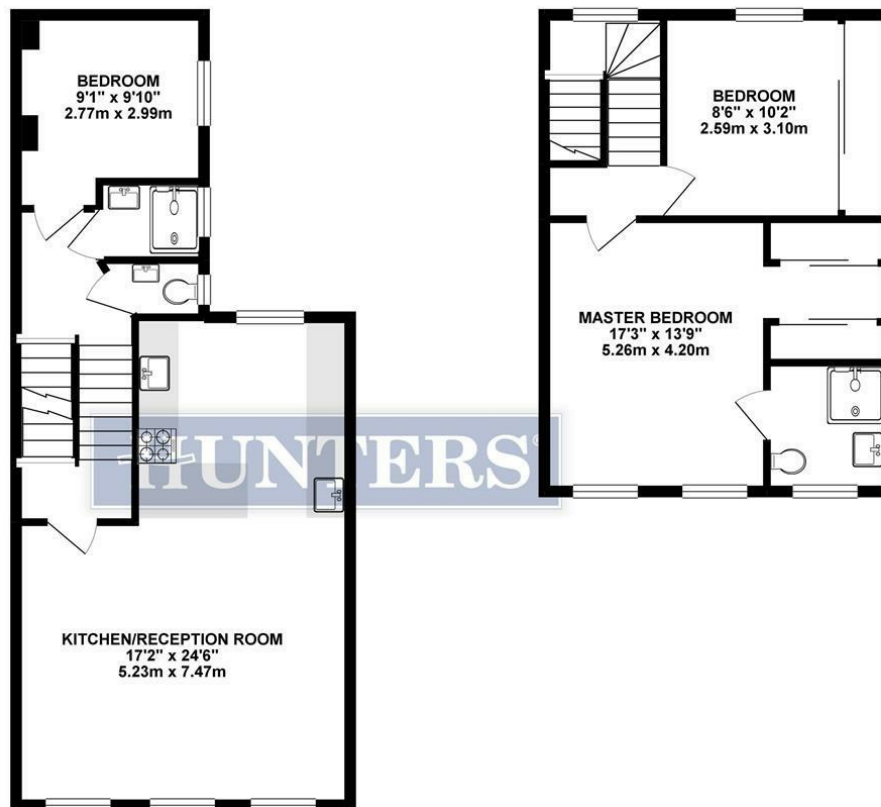
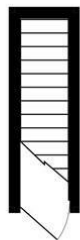




ROUND FLOOR 29.51 sq.  
( 2.74 sq. m. )

1ST FLOOR 562.84 sq. ft.  
( 52.29 sq. m. )

2ND FLOOR 420.81 sq. ft.  
( 39.09 sq. m. )



KITCHEN/RECEPTION ROOM  
17'2" x 24'6"  
5.23m x 7.47m

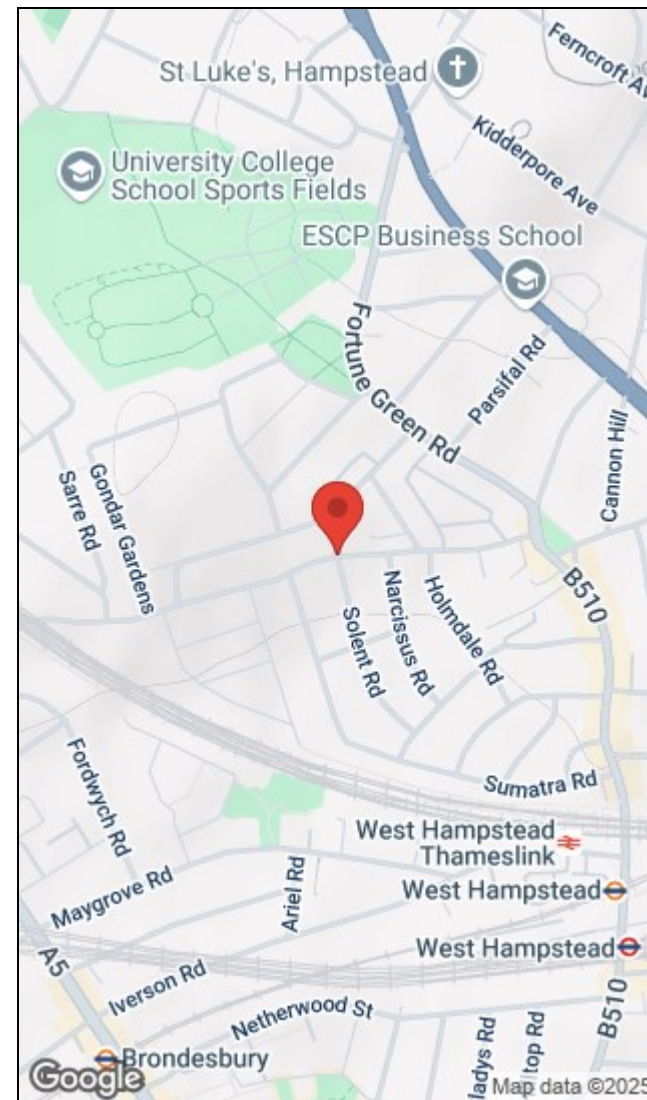
BEDROOM  
9'1" x 9'10"  
2.77m x 2.99m

BEDROOM  
8'6" x 10'2"  
2.59m x 3.10m

MASTER BEDROOM  
17'3" x 13'9"  
5.26m x 4.20m

TOTAL FLOOR AREA : 1013.16 sq. ft. ( 94.13 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	75
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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