

# A-B-A-C-U-S

WEST HAMPSTEAD

## Mortimer Crescent, St John's Wood London, NW6

Two double bedroom duplex apartment situated on the first and second floors of a period building in this quiet crescent just a short walk from Abbey Road. The flat comprises of two double bedrooms with ample storage, a modern bathroom with a shower, a large reception room with a dining area and a separate fully fitted kitchen. The flat benefits from wooden floors and is neutral in design. Mortimer Crescent is located close to Kilburn Park Underground Station.



**£430 Per Week**

303 WEST END LANE • WEST HAMPSTEAD • LONDON NW6 1RD

T: 020 7431 3777 • E: WESTHAMPSTEAD@ABACUSESTATES.COM • W: ABACUSESTATES.COM

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	84
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		74	84
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