



# West End Lane

## West Hampstead, NW6

Asking Price £775,000

Accessed via its own private entrance, an immaculately refurbished two bedroom two bathroom garden apartment located on the popular West End Lane.

The accommodation comprises two double bedrooms one with an en-suite bathroom, bespoke kitchen with Neff appliances, spacious open-plan living area with herringbone flooring and bifold doors leading to a manicured private garden.

Located 0.2 miles to Kilburn High Road Overground, 0.3 miles to Kilburn Park (Bakerloo Line), 0.6 miles to West Hampstead (Jubilee Line).



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- Two bedrooms
- Two bathrooms
- Private north-west facing garden
- Private entrance
- Brand newly refurbished



**Tenure:** Leasehold 93 years 11 months remaining as of 5<sup>th</sup> February 2025

**Service Charge:** £353.65 including building insurance

**Ground Rent:** £100 per annum

**Local Authority:** Camden

**Council Tax Band:** D

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| A (94-100)                                        |         |           |
| B (81-93)                                         | 81      | 81        |
| C (69-80)                                         |         |           |
| D (55-68)                                         |         |           |
| E (39-54)                                         |         |           |
| F (21-38)                                         |         |           |
| Not energy efficient - higher running costs       |         |           |
| G (1-20)                                          |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

NW3 1QH

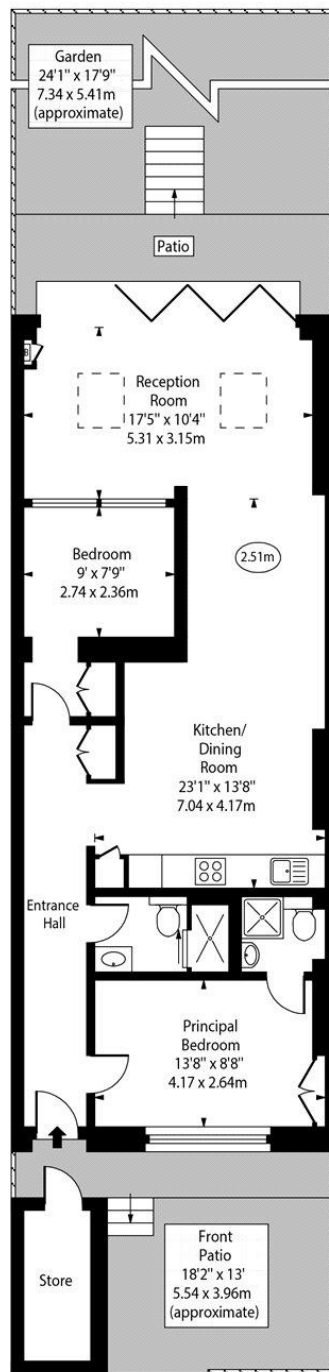
[hampstead@chestertons.co.uk](mailto:hampstead@chestertons.co.uk)

020 7794 3311

[chestertons.co.uk](https://www.chestertons.co.uk)

West End Lane,  
West Hampstead, NW6

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 852 Sq Ft - 79.15 Sq M

(Excluding Store)

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

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