



Douglas Court

West End Lane, West Hampstead NW6 Asking Price £1,350,000

A wonderful lateral first floor flat offering four bedrooms and a 31' x 15' reception with direct access to a balcony via two pairs of French doors. Additionally there is another balcony accessed via a bedroom.

This large apartment includes an eat-in kitchen, far-reaching views, double-glazing throughout, access to a communal garden and a lift in the building. The small residential community controls the estate, and holds an annual garden party.

Douglas Court is an attractive period mansion block located just 0.4 miles from the Jubilee Line and all the shops and restaurants that West Hampstead offers. Sole agent.



Douglas Court

West End Lane, West Hampstead NW6

- Lateral first floor flat
- 1,842 square feet
- Four bedrooms
- 31' x 15' reception room
- Two balconies
- Communal garden
- Long lease
- 0.4 miles to the Jubilee Line



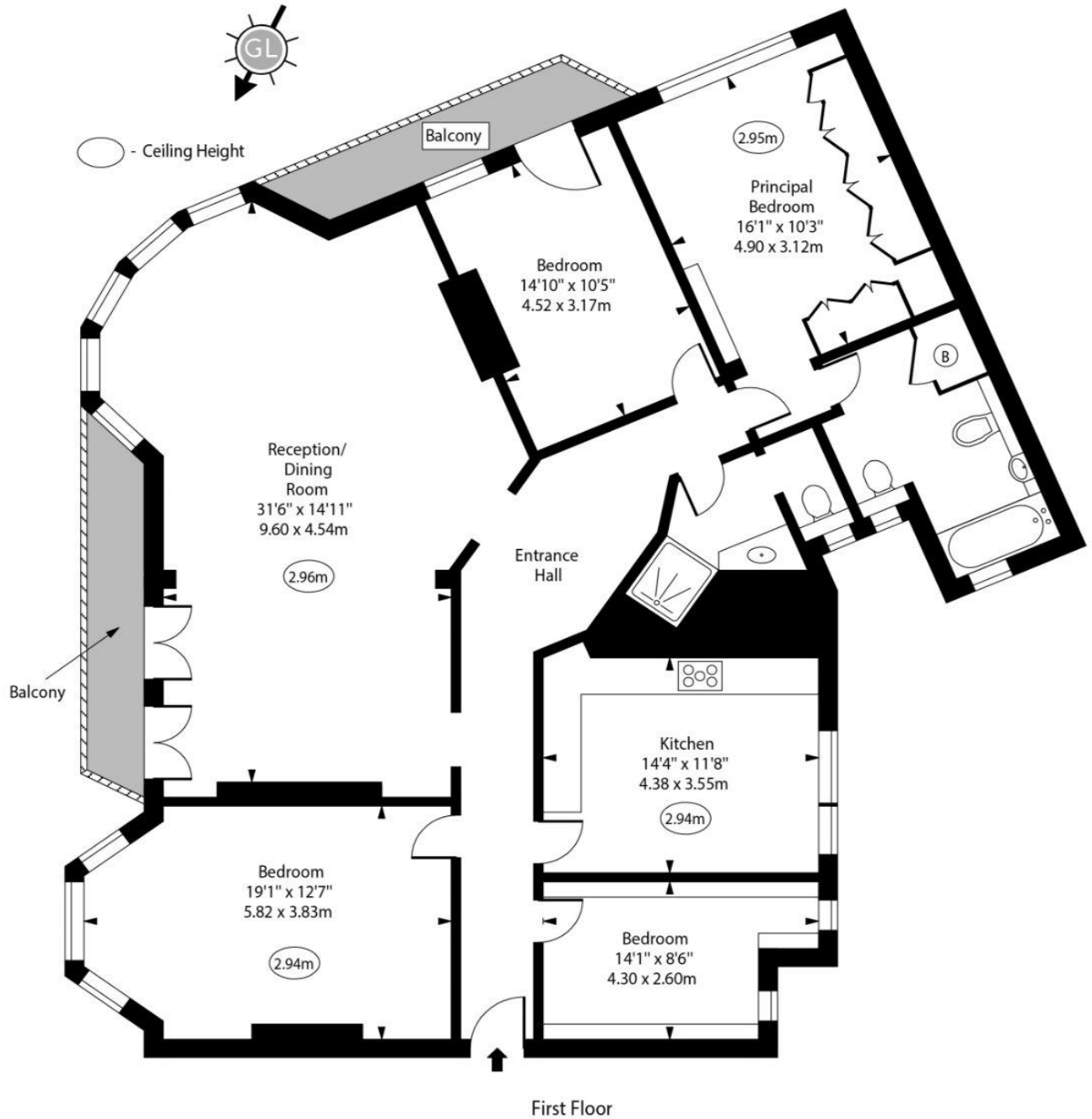
Tenure: Leasehold 141 years remaining
Service Charge: £8,800 per annum
Ground Rent: £0
Local Authority: Camden
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	75	83
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		

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Approx Gross Internal Area 1842 Sq Ft - 171.12 Sq M

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www.goldlens.co.uk
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