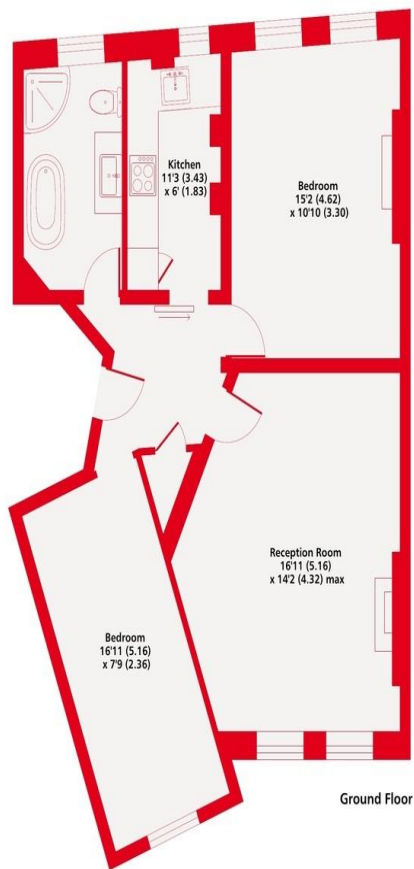


2 Bed Mansion Block  
West End Lane  
NW6

- Ground floor
- Large sash windows

- Stripped and polished floors
- Communal gardens

Offers in excess of £650,000  
LH+ShareFH



Kings Gardens, NW6  
Approximate Area = 746 sq ft / 69.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMSZ Residential). © nichecom 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Located on the ground floor of this well-maintained mansion block is this spacious character filled TWO-DOUBLE BEDROOM apartment. This lovely home features high ceilings throughout along with large reception room overlooking the communal gardens a separate kitchen and a large bathroom with a period style freestanding roll top bath complete with a separate shower cubical. Kings Gardens is located just off West End Lane within a short walk of West Hampstead's three train stations along with the various cafes restaurants and bars situated on West End Lane.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.