

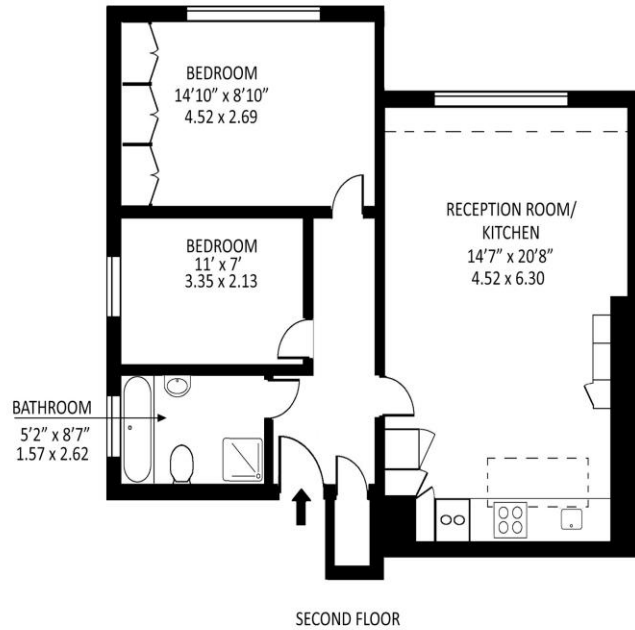
2 Bed Top Floor Flat  
Fawley Road  
London NW6

- Immaculate apartment
- Storage space
- Two double bedrooms
- Velux roof windows

Offers in excess of £600,000  
Long Lease



Fawley Road, NW6



Approx gross internal area : 628.6 sq ft - 58.4 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. [www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



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>	72	80
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Occupying the entire top floor (2nd) of a handsome period conversion on one of West Hampstead's premier streets, this beautifully presented apartment offers light-filled and spacious living throughout. The property features two generous double bedrooms and a stunning open-plan reception area with striking double-vaulted ceilings, creating a real sense of space and character. Large windows offer peaceful, elevated views over surrounding gardens, adding to the apartment's appeal.

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.