



Studio
Fawley Road
London NW6

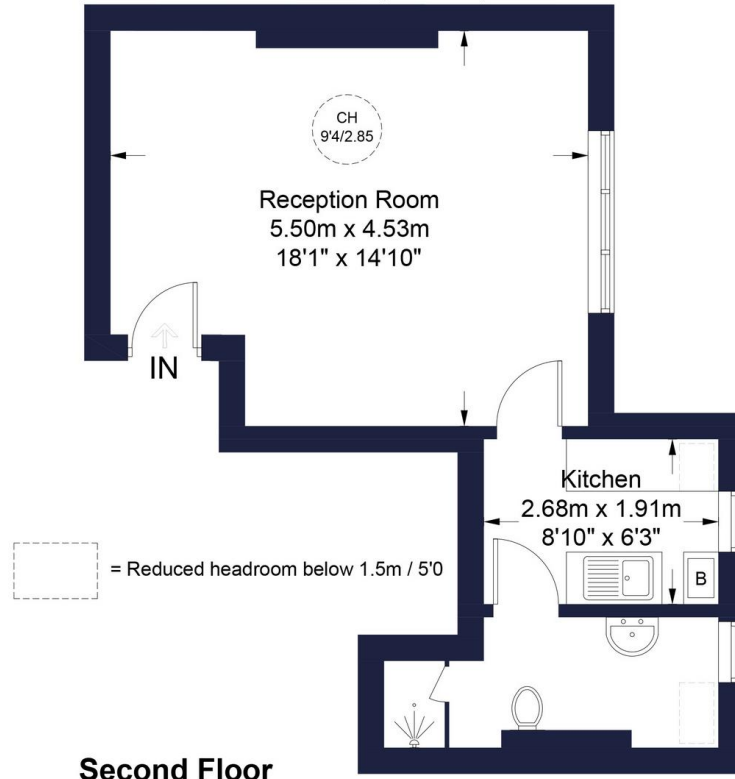
- Superb location
- Chain free
- Great 1st buy
- Moments from bars and restaurants

Asking price of £325,000
Long Lease



Fawley Road, NW6

Approximate Gross Internal Area = 33.8 sq m / 364 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 0.6 sq m / 6 sq ft
Total = 34.4 sq m / 370 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID781583)



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

Located in the heart of West Hampstead on this quiet tree-lined residential turning is this TOP FLOOR studio flat with views overlooking gardens. This bright and spacious home features a large studio room and a separate kitchen. Fawley Road is within a short walk of West Hampstead's three train stations.

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.