



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Mazenod Avenue, London, NW6

## Per Month £1,400 Per Month



\*\*UNDER REFURBISHMENT \*\*

We are happy to offer this generous size studio apartment located in West Hampstead area. The property is modern throughout and offers flooded with natural light studio room with fully fitted kitchen, fully tiled shower room and plenty of storage space.

The property has just been redecorated and benefits from new wood floors throughout.

Hot water is included in the rent.

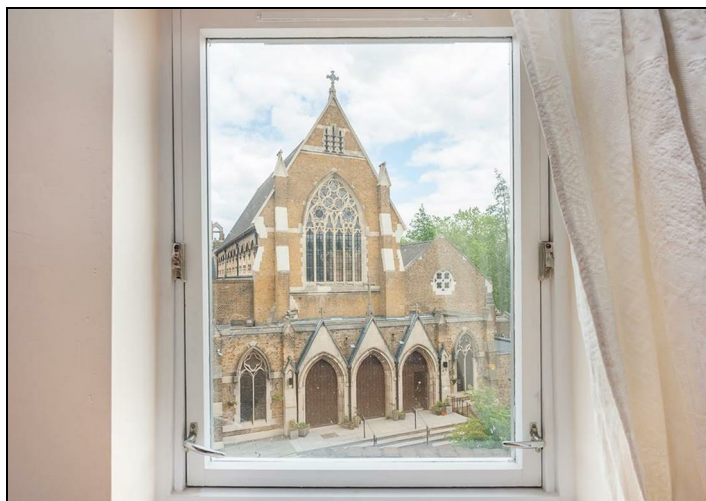
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com

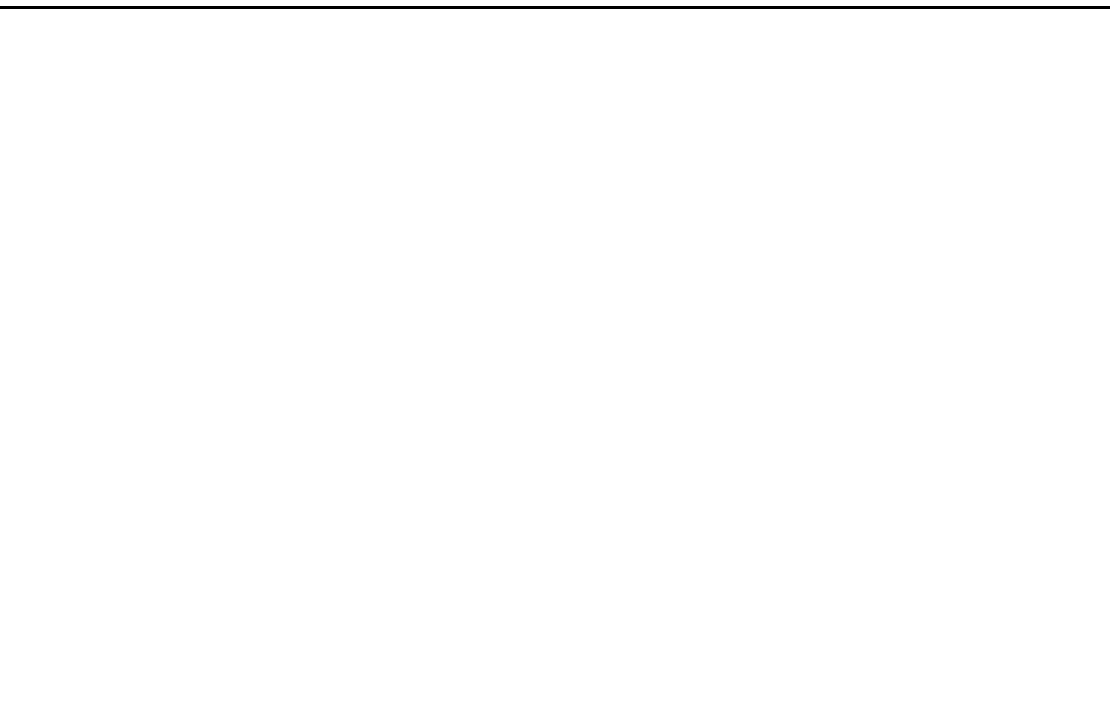
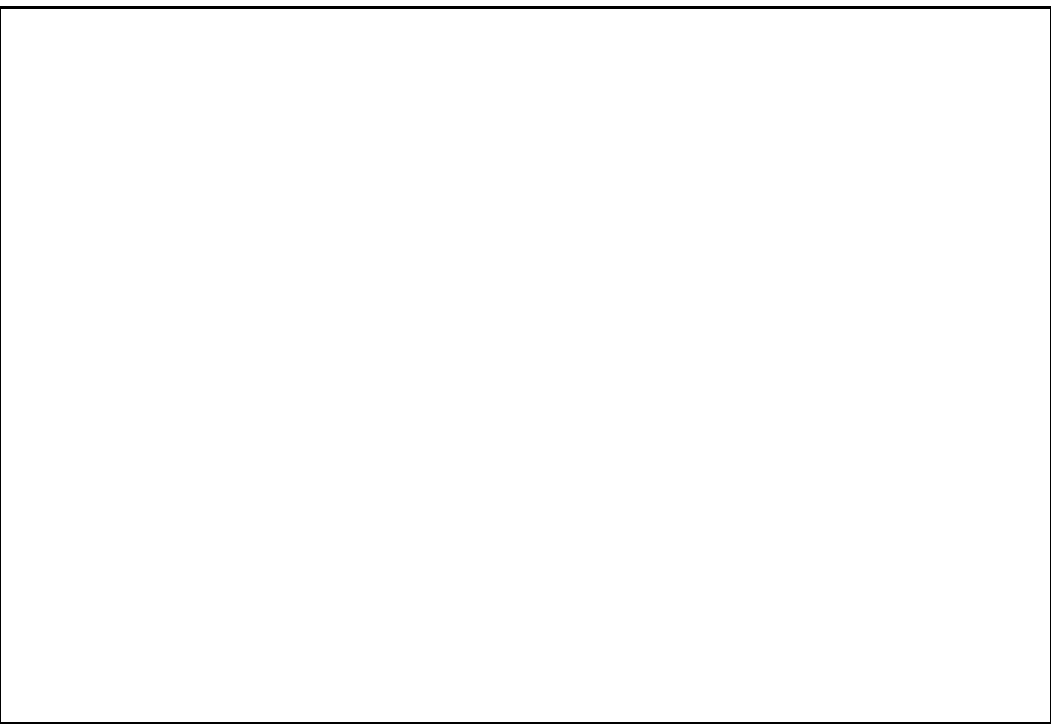
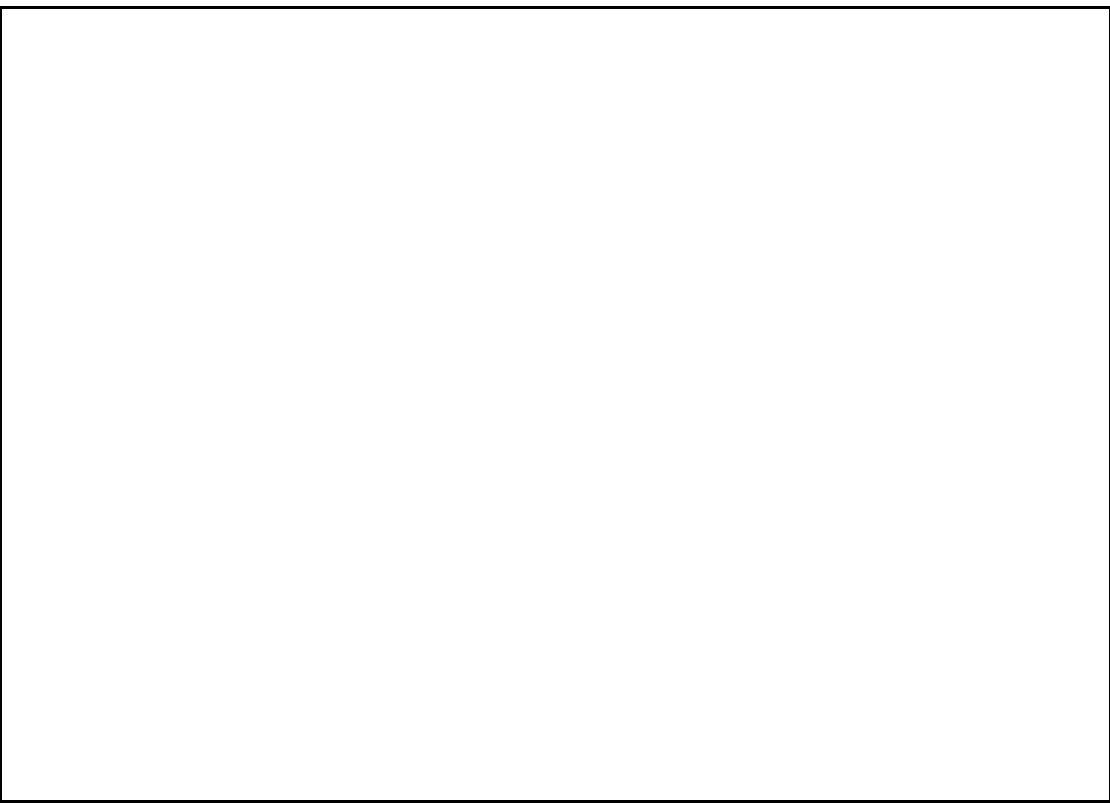
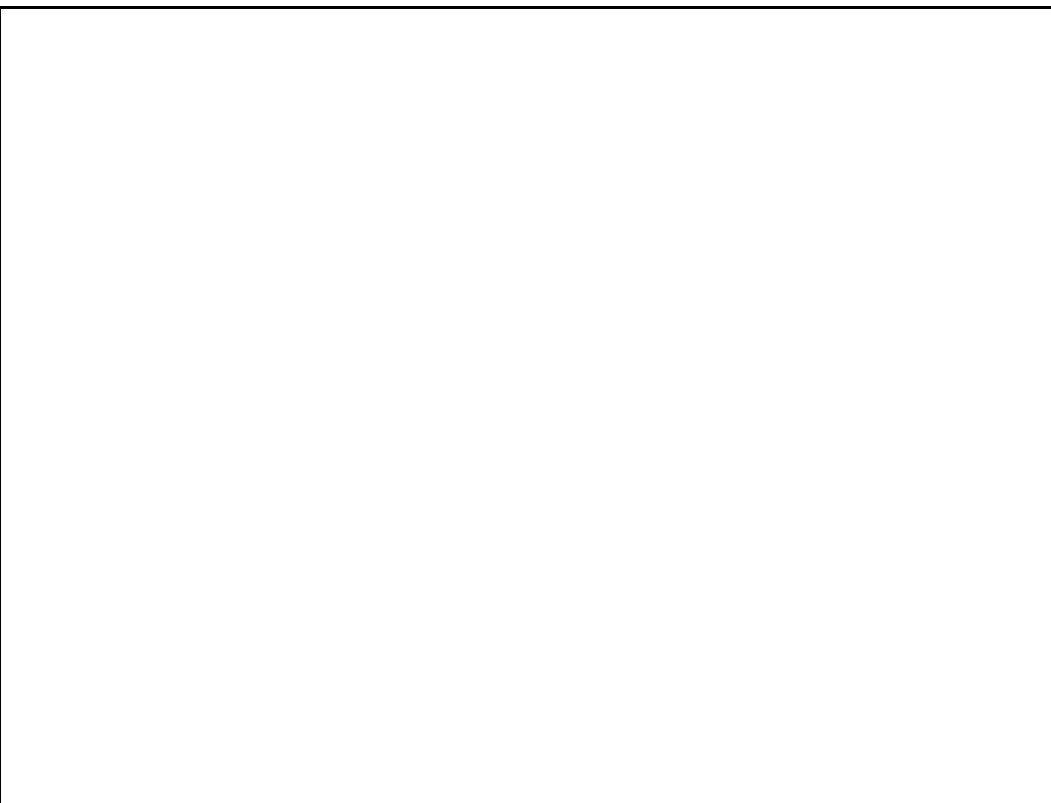


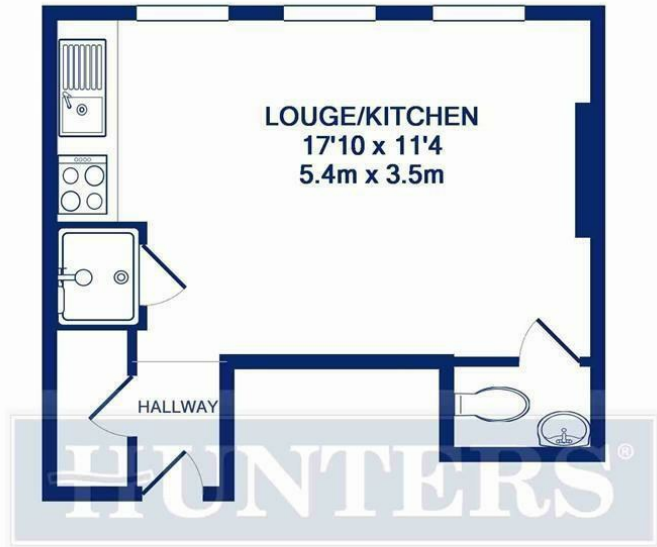
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## KEY FEATURES

- 239sqf
- Newly refurbished
- Flooded with natural light



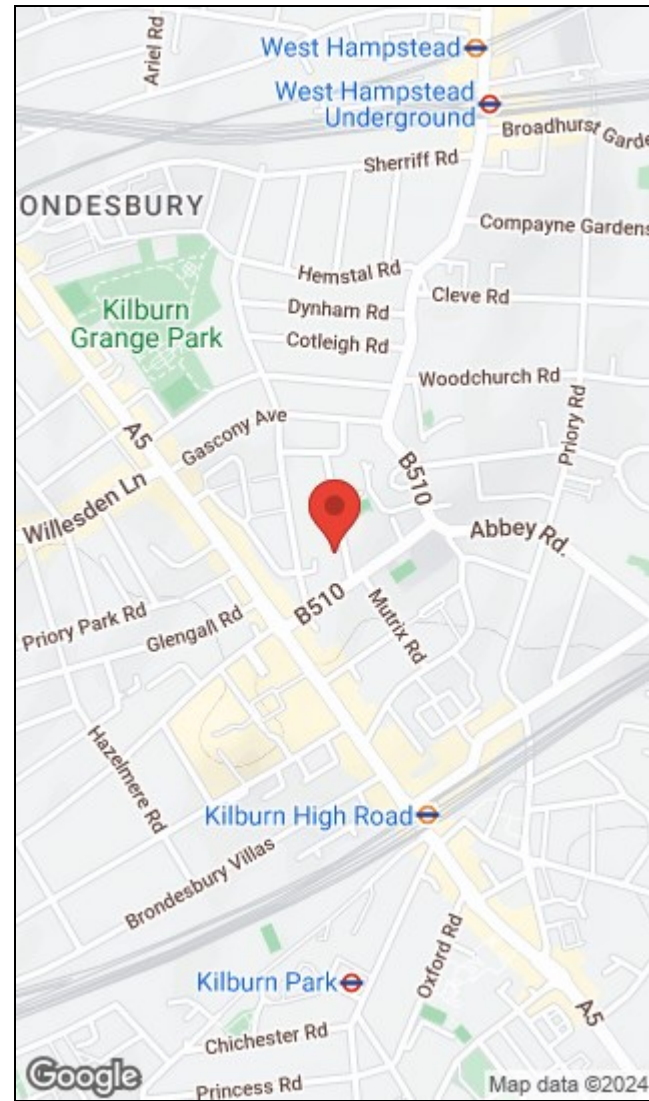




FIRST FLOOR  
TOTAL APPROX. FLOOR AREA 239 SQ.FT. (22.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>81</b>
(39-54) <b>E</b>	<b>65</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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