



HUNTERS[®]
HERE TO GET *you* THERE

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Mazenod Avenue, London, NW6

Per Month £1,450 Per Month



*** £100.00 PAID TOWARDS YOUR MOVE ***

Second floor, bright and spacious self contained studio flat located in the heart of West Hampstead.

Property features include a large open plan living quarters with wood flooring, extremely light and airy, built in storage, separate bathroom and a separate WC.

The property is within walking distance of West Hampstead's amenities and transport links, with just a 8 minute walk to West Hampstead Station located on the Jubilee line.

Available from 12th October

Call us now to arrange a viewing!

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

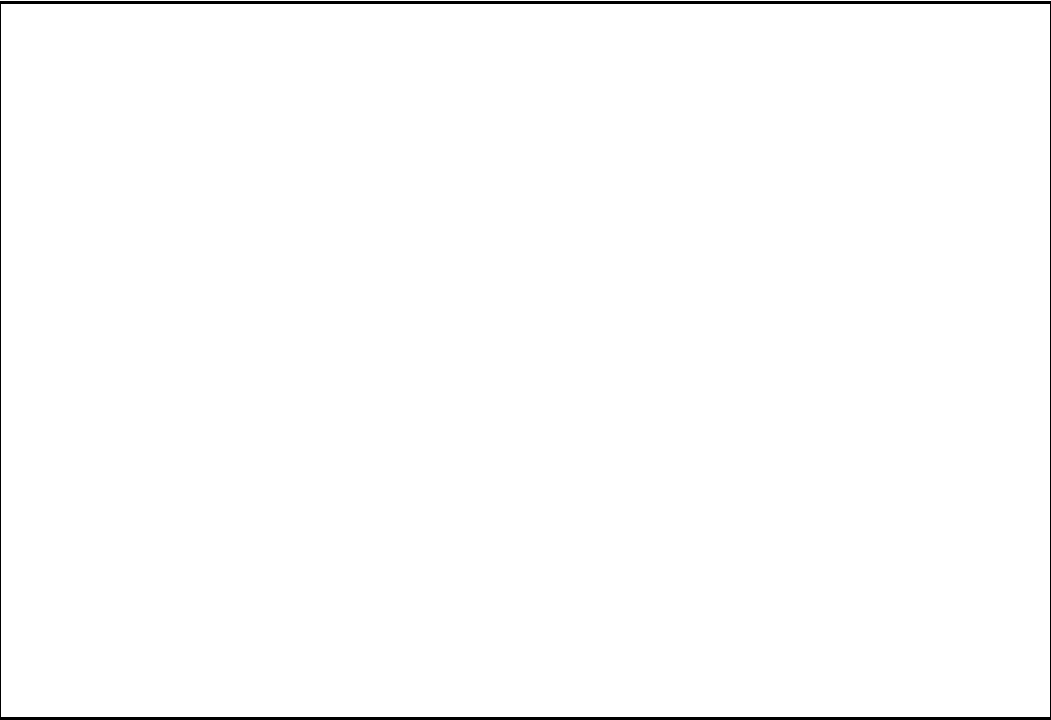


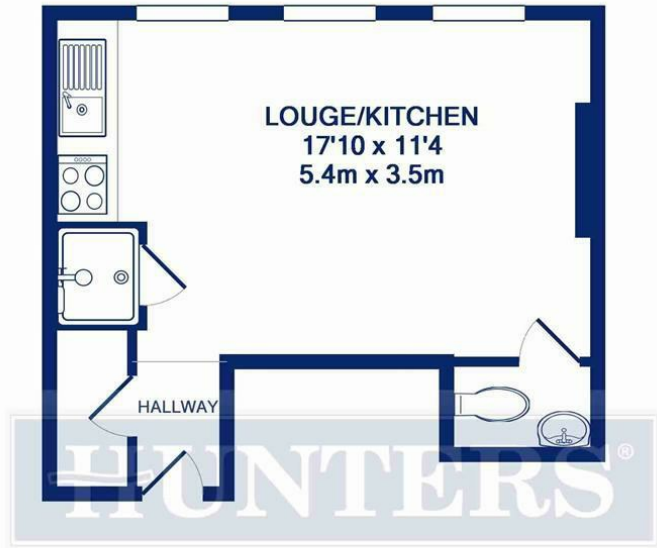
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KEY FEATURES

- Studio
- Open Plan
- Separate Bathroom
- Separate WC
- Built in Storage
- Wood Flooring
- Furnished or Part Furnished
- Rent includes Hotwater & Heating



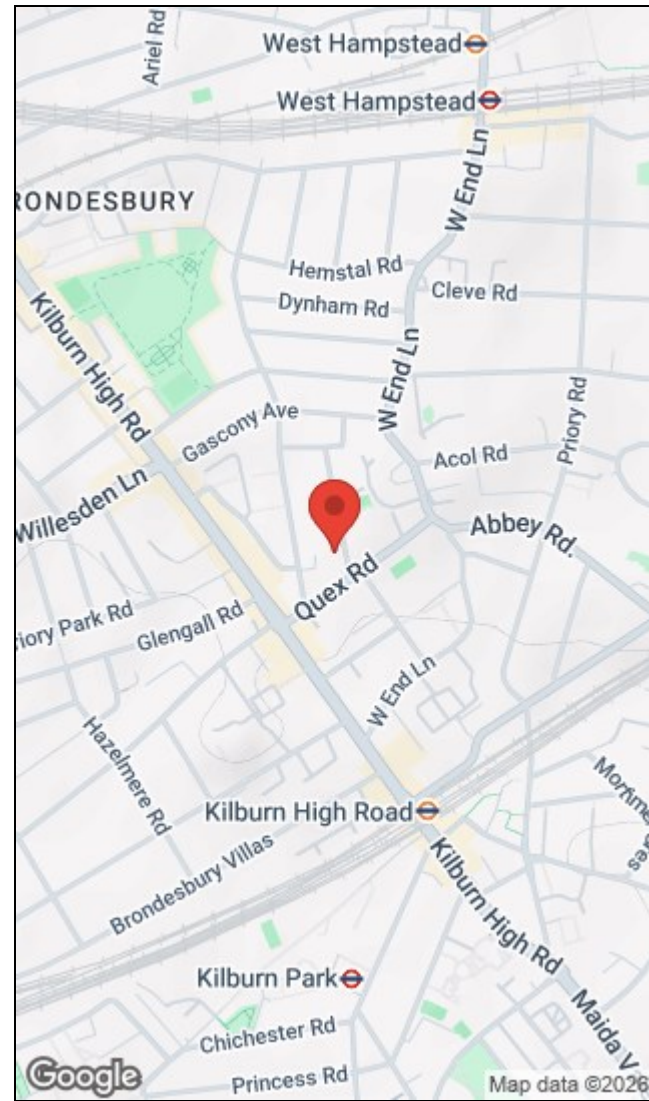




FIRST FLOOR
TOTAL APPROX. FLOOR AREA 239 SQ.FT. (22.2 SQ.M.)

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	82		
	64		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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