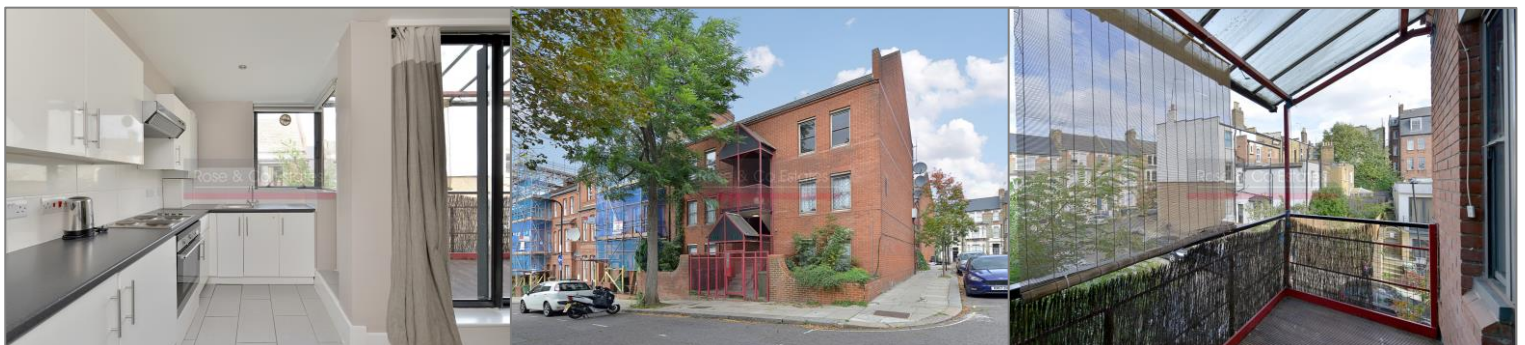


Smyrna Road, West Hampstead, NW6



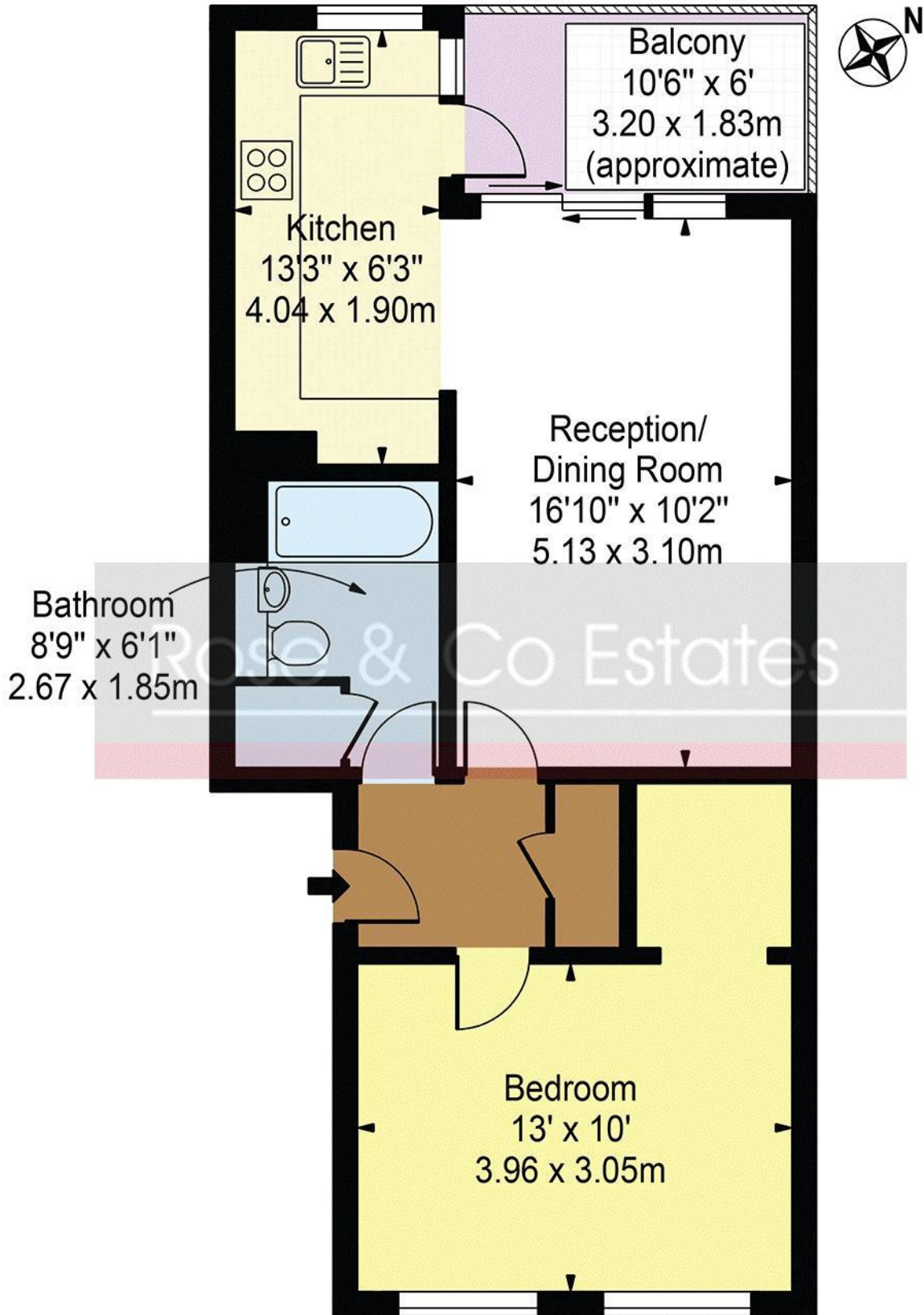
- Top (2nd) floor, 1 bedroom flat in this small purpose built modern block on Smyrna Road
- Rear balcony from the reception. Double bedroom. Modern bathroom. Wood flooring throughout
- EPC:D. Council Tax Band B
- Located between West End Lane and Kingsgate Road close to West Hampstead Station and the many amenities of Kilburn
- Available from 5th May 2024. Part furnished
- Viewing via Rose & Co Estates 020 7372 8488



Weekly Rental £430 Monthly £1863.33

Smyrna Road

Approx. Gross Internal Area 533 Sq Ft - 49.52 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy performance certificate (EPC)

11c, Smyrna Road
LONDON
NW6 4LY

Energy rating

D

Valid until

15 August 2029

Certificate number

8241-6328-6320-2155-7996

Property type

Top-floor flat

Total floor area

49 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)