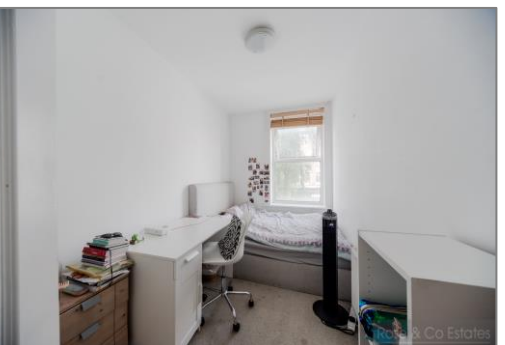


West End Lane, West Hampstead

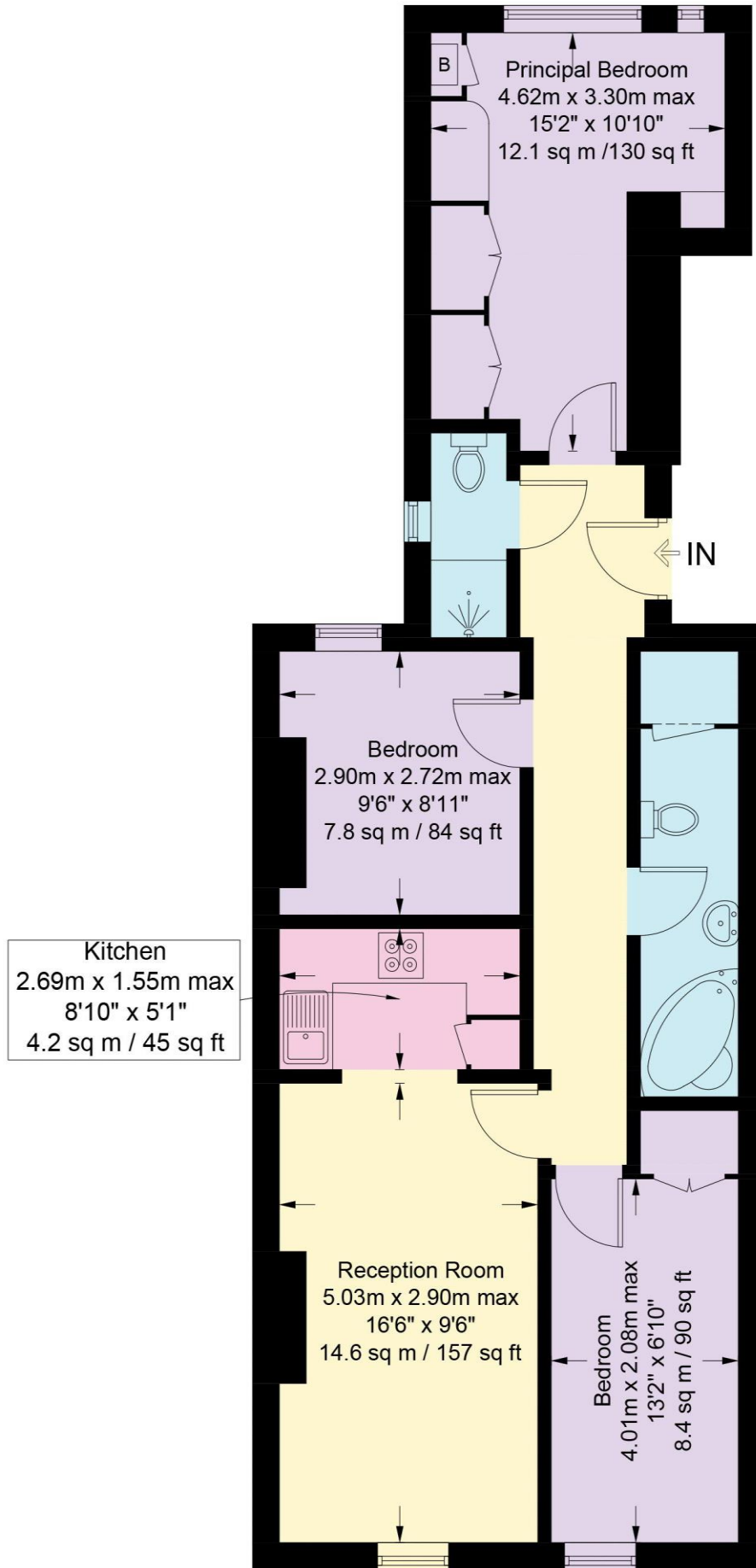


- 3 double bedroom, 2 bathroom, 1st floor flat above shops on West End Lane near the junction with Fawley Road
- Excellent reception overlooking West End Lane. Open plan fitted kitchen. Wood floors and high ceilings
- Lease 999 years (less 3 days) from the 24th June 2005
- Ideal for West Hampstead Village and the Thameslink, Overground and Underground stations
- EPC:D. Council Tax D. Offered chain free
- Viewing via main agent Rose & Co Estates 020 7372 8488



Asking Price £550,000 Subject to contract

Approximate Gross Internal Area = 66.1 sq m / 712 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107854)

Energy performance certificate (EPC)

Flat 1 222A West End Lane LONDON NW6 1UX	Energy rating D	Valid until: 4 August 2029
		Certificate number: 0446-2895-6986-9301-1381

Property type	Mid-floor flat
Total floor area	64 square metres

Rules on letting this property

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

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 rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

