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# Lyncroft House, London, NW6

Per Calendar Month £1,200 Per Calendar Month



Charming self contained studio in good condition throughout available within attractive period conversion.

The property comprises of a spacious studio room with open plan kitchenette and large shared bathroom. Gas and electricity included in the rent.

Located on a quiet residential road moments from West Hampstead underground station (Jubilee Line) and local amenities including fabulous cafe's and restaurants.

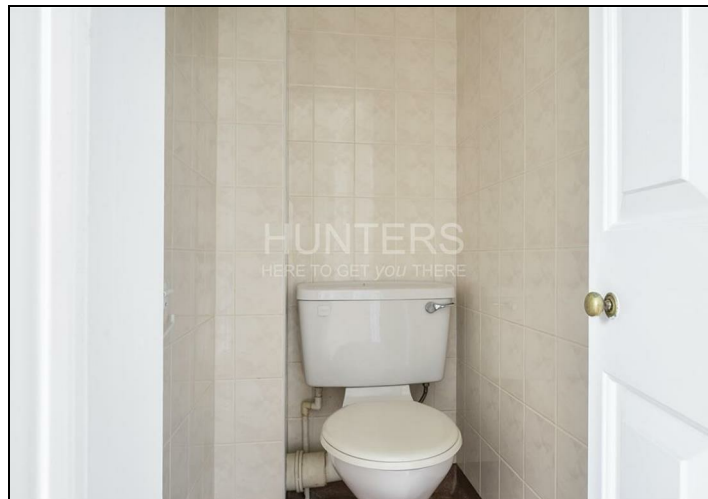
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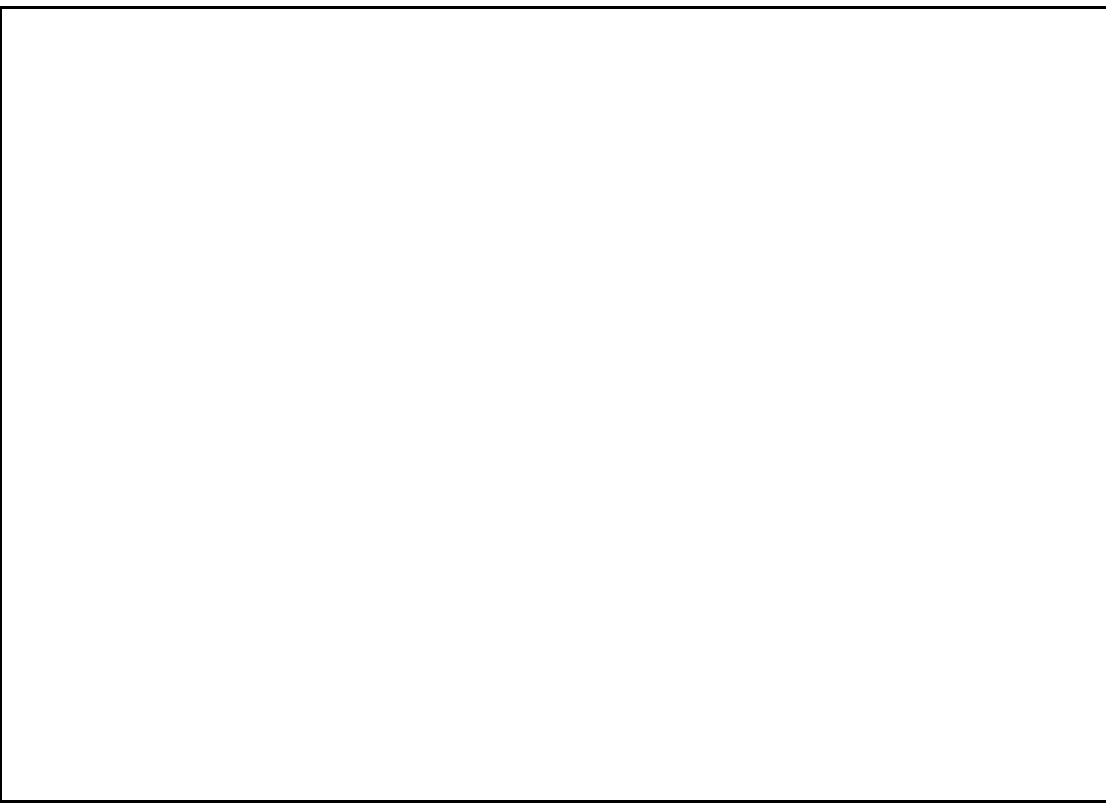


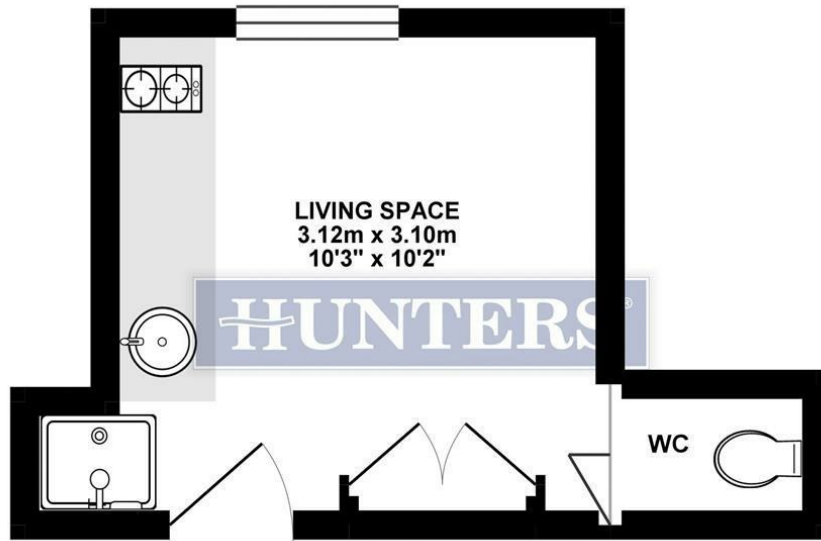
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## KEY FEATURES

- Modern Kitchenette
- Wooden Floors
- Charming Period Conversion
  - Spacious Studio
  - Good Condition
  - Superb Location
- Gas & Electricity Included
- Excellent Condition

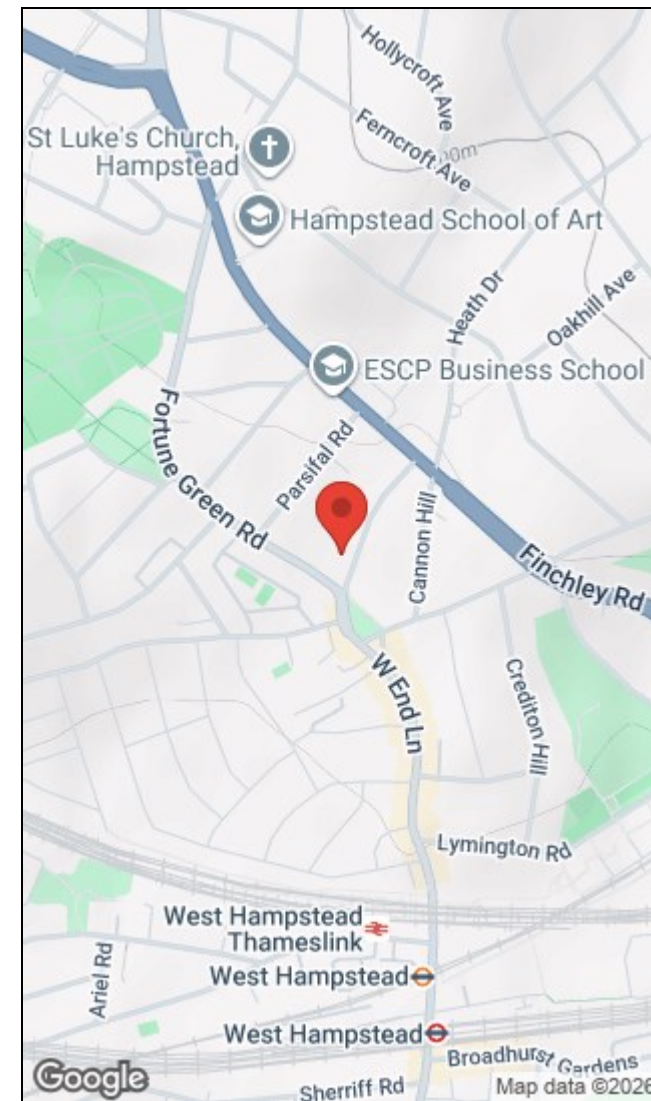






TOTAL FLOOR AREA : 11.11 sq. m. ( 119.58 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>			
(39-54) <b>E</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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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