



**HUNTERS**<sup>®</sup>  
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# Messina Avenue, West Hampstead, London, NW6

Asking Price £350,000



Bringing to the market this well-presented one-bedroom apartment, set within a period conversion on prime West Hampstead residential street.

The apartment comprises a spacious reception room with high ceilings and large bay windows, and a separate kitchen, a double bedroom, a full bathroom, and ample built in storage throughout. The flat is quietly positioned and benefits from a good degree of privacy.

The property is sold chain free, with a share of the freehold, and sold as seen. All services/appliances have not and will not be tested.

Located on a popular residential street, Messina Avenue provides excellent access to the shops, cafés and transport links of both West Hampstead and Finchley Road. Nearby stations include West Hampstead (Jubilee Line, Overground & Thameslink), Finchley Road (Jubilee line & Metropolitan) and South Hampstead (Overground), all within easy walking distance.

## Public Notice:

Hunters West Hampstead are now in receipt of an offer for the sum of £315,000 for Flat 3, 62, Messina Avenue, London, NW6 4LE

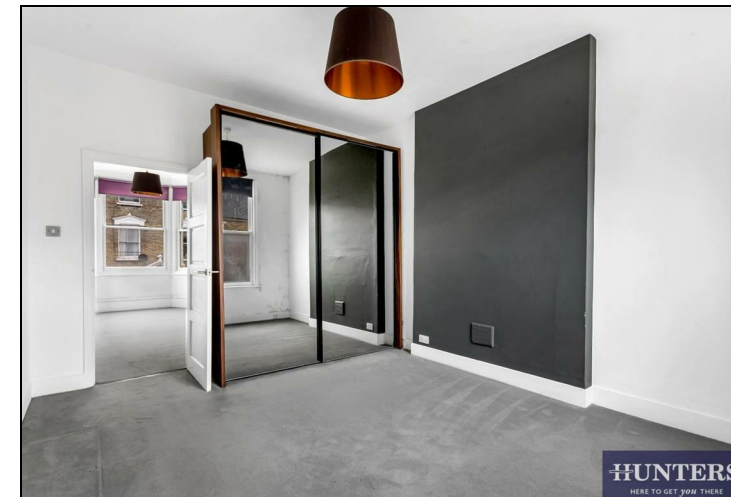
Anyone wishing to place an offer on the property should contact Hunters, 223 West End Lane, London, NW6 1XJ or call 020 7431 4777.

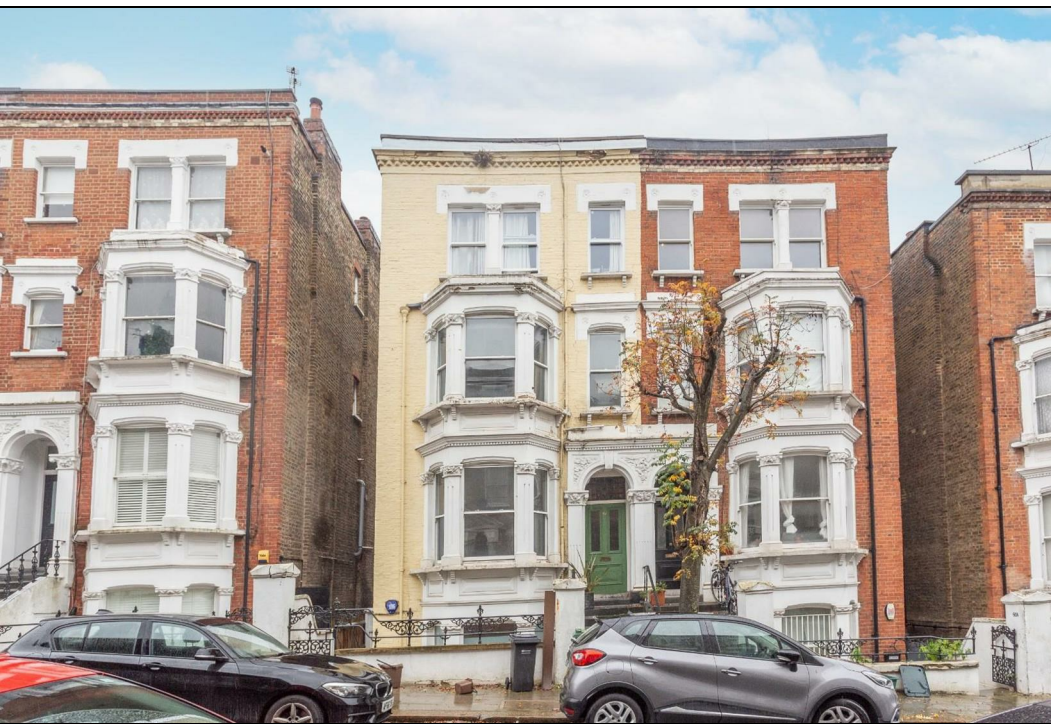
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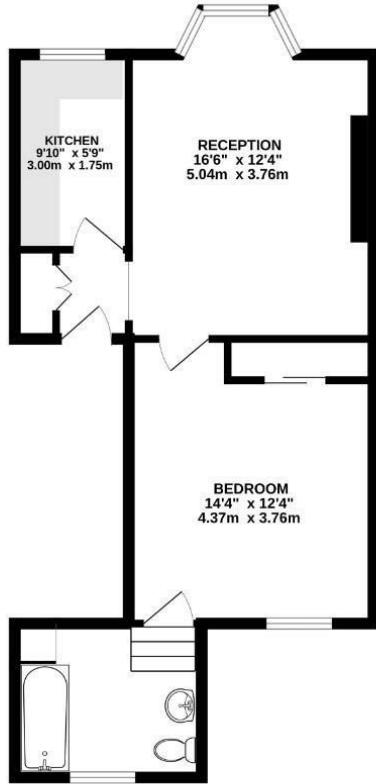
## KEY FEATURES

- One Bedroom First Floor Apartment
  - Large bay windows
- Over 518 sq.ft of internal living space
  - Sold chain free
  - Sold as seen
- Prime residential road
- Ample storage throughout



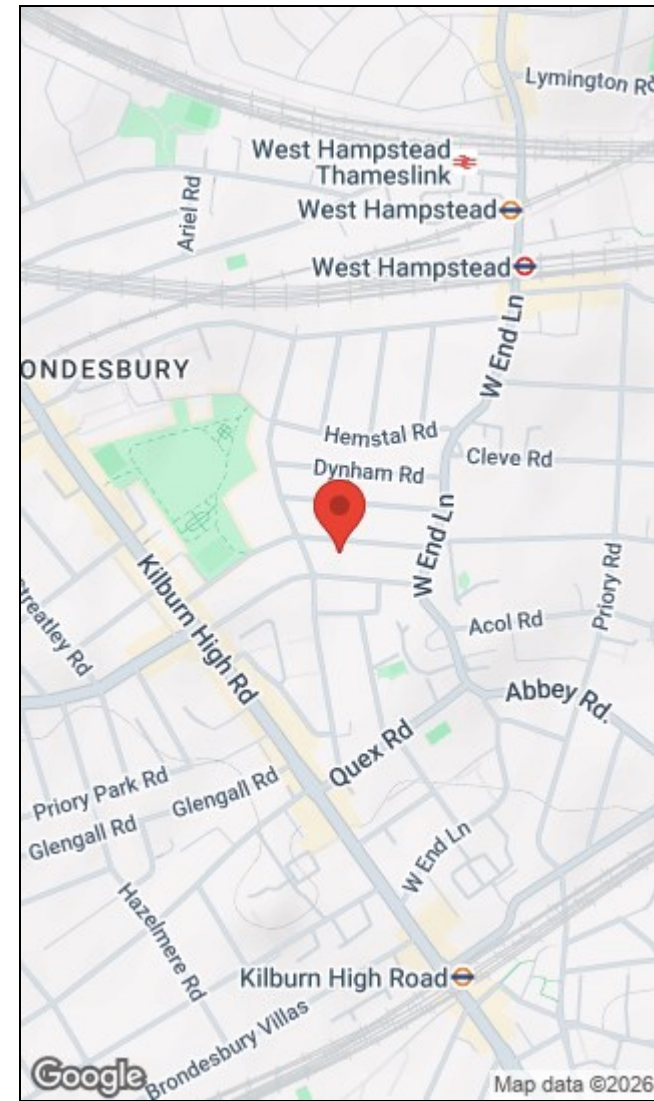


FLOOR 3  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) 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.  
Made with Metropix 10/2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
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) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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