



HUNTERS[®]

HERE TO GET *you* THERE



West End Lane, NW6

Offers In Excess Of £350,000

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Ideally located, this bright spacious (518 Sq Ft) second and third floor one bedroom apartment, ideally situated for West Hampstead transport links and the numerous amenities of West End Lane.

Presented in good decorative order and consisting of an open plan kitchen reception with modern integrated units. Further, there is a stylish modern shower suite and a separate guest W.C. The property is sold chain free with a lease in excess of 990 years.

Located in the heart of West Hampstead, thus conveniently located for the Thameslink, Silverlink and West Hampstead Jubilee Line Underground Stations as well as the local shops, bars, restaurants and bus routes of West End Lane.

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

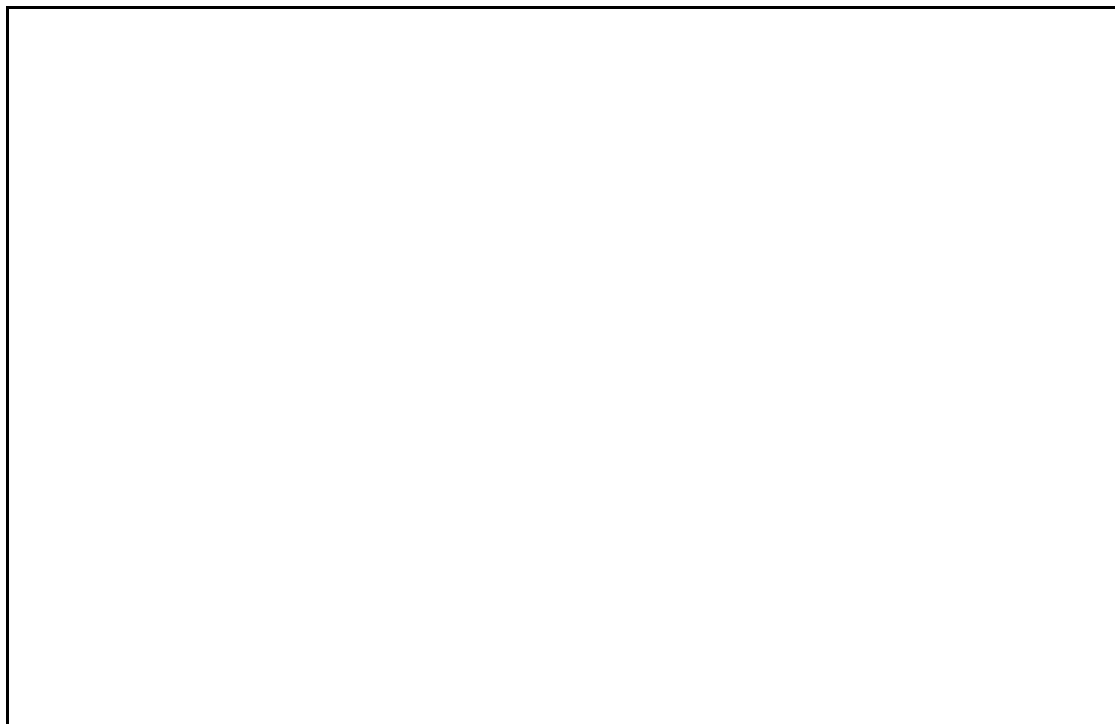


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KEY FEATURES

- One bedroom split level apartment
 - Modern design
 - Newly fitted integrated kitchen
 - Stylish shower suite
- Opposite West Hampstead Jubilee Line
- Access to West End Lane amenities
 - Sold Chain Free
 - Lease of 999 years

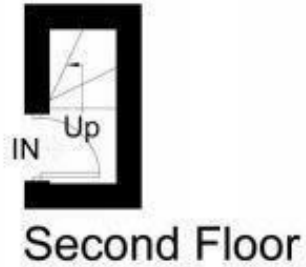




Approximate Area = 48.1 sq m / 518 sq ft (Excluding Void)
 Including Limited Use Area (2.9 sq m / 31 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group

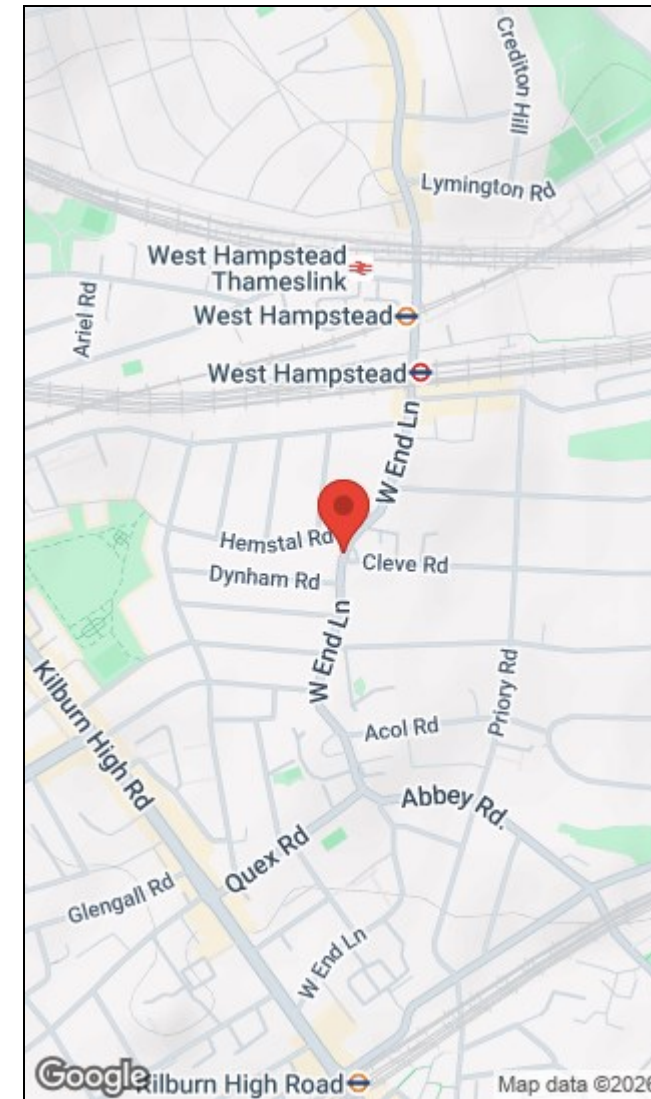


= Reduced head height below 1.5m



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 238119



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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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