







**HUNTERS**<sup>®</sup>  
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 3  2  1 

# Gascony Avenue, London, NW6

## Per Calendar Month £3,250 Per Calendar Month



This is a newly decorated and well maintained period building. The stand out features include; spacious main reception, with open plan kitchen, three double bedrooms, two bathrooms (one en-suite) and storage.

Gascony Avenue is a quiet residential street in West Hampstead and only a short walk away from the shops and cafes of the high street, including the various transport links ( West Hampstead underground- Jubilee line, Overground and Thameslink)

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

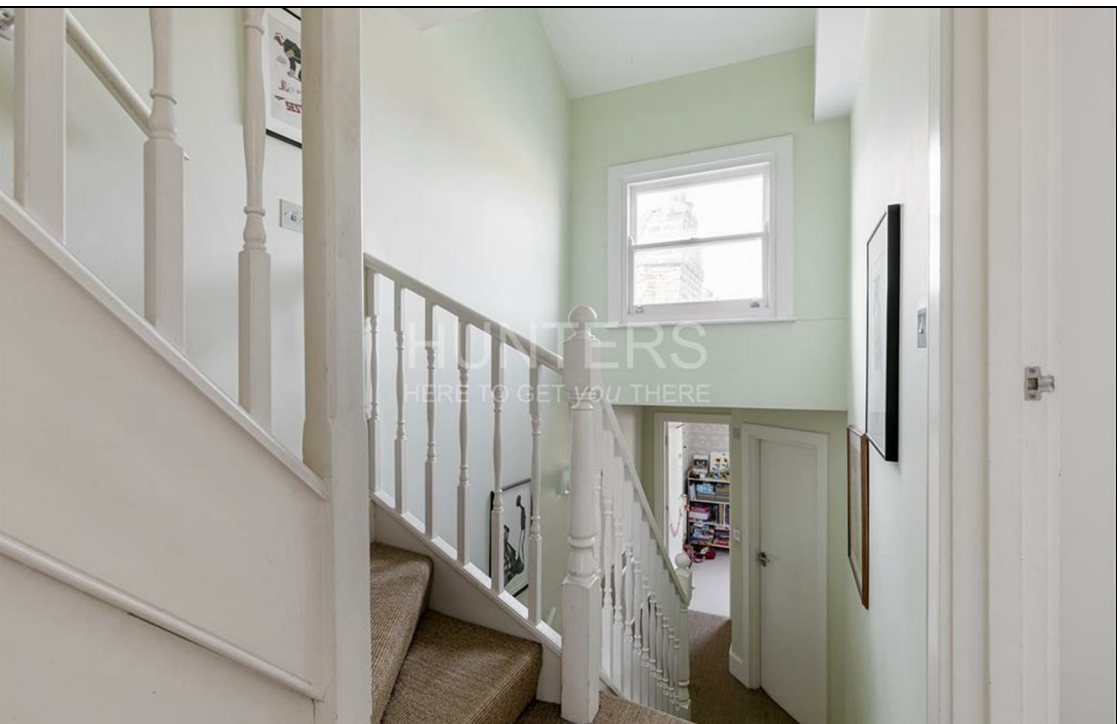


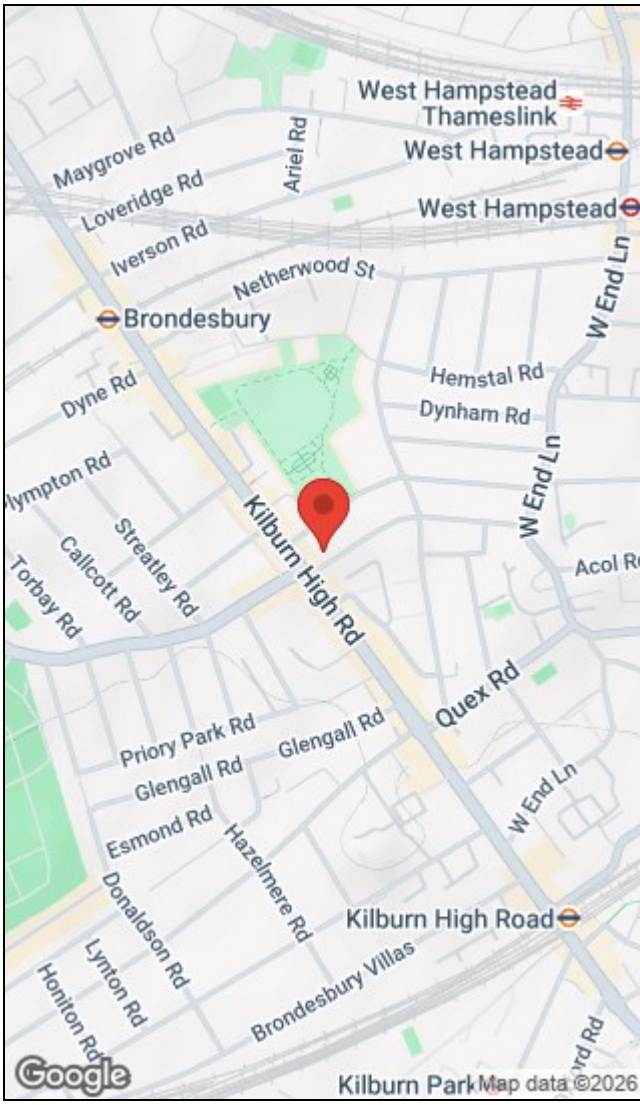
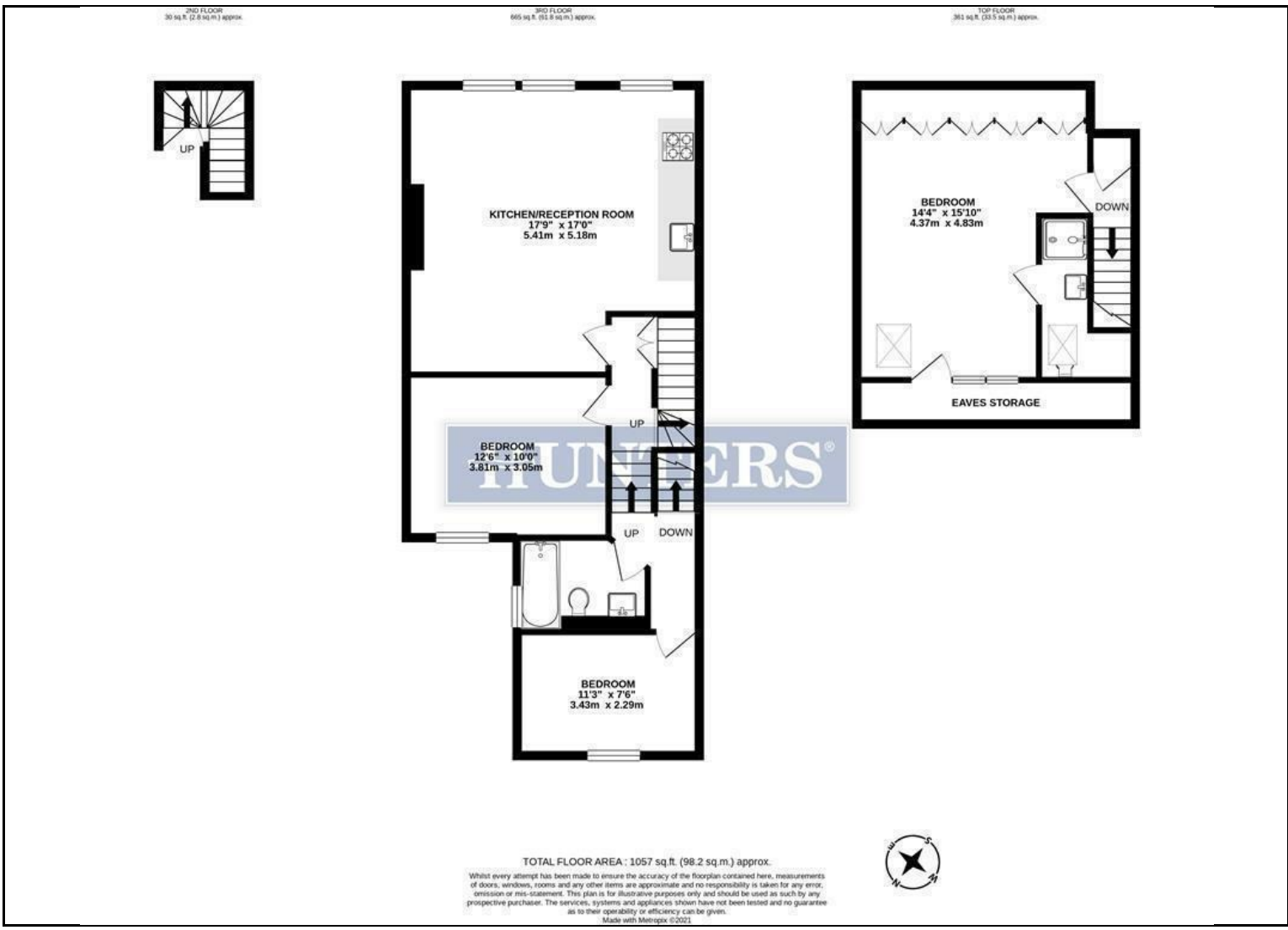
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## KEY FEATURES

- Three Double Bedrooms
  - Two Bathrooms
- Newly Decorated
  - Split Level
- Close to Stations
- Close to Amenities
  - Very Spacious







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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