



Heritage Lane, NW6 2AQ  
£2,100 PCM

**coopers**  
OF LONDON EST. 1986

# Heritage Lane, NW6

- Available June
- Fully Furnished
- Concierge
- Residents Gymnasium
- Health Spa, Steam Room & Sauna
- Excellent Transport Links
- EPC Rating: B
- Camden council Tax - Band C

Coopers of London are delighted to offer this fantastic third floor studio suite apartment available in the modern exclusive West Hampstead Square Development.

The square provides an entry point for the five distinct buildings that are connected through private laneways and beautifully landscaped gardens just only a moment away from West Hampstead Tube Station.

As a resident you will have access to: 24 hour concierge services, residents gymnasium with stretch & dance studio suites, health spa and a sauna & steam room, plus the benefit of a supermarket within the development.

This stylish property is finished to a very high spec throughout and comprises: entrance hallway, open plan kitchen space, spacious living/bedroom area, separate large bathroom and sliding partition doors.

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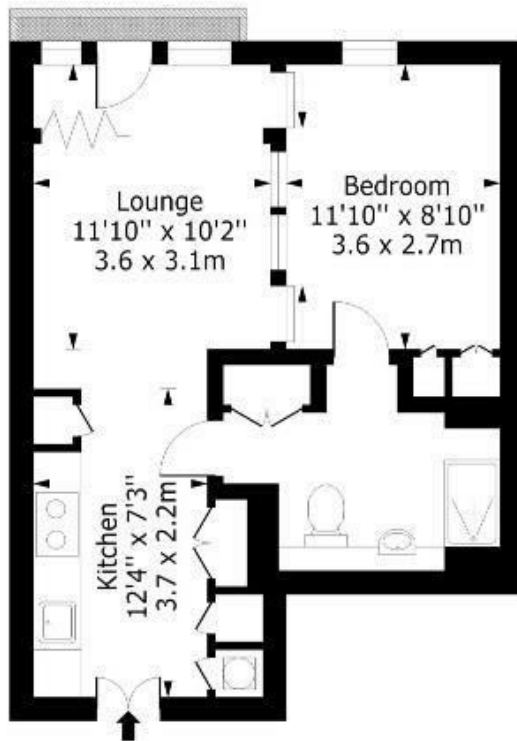
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## Beckford Building, NW6

Approx. Gross Internal Area 456 Sq Ft - 42.36 Sq M



Floor Area 456 Sq Ft - 42.36 Sq M

For Illustration Purposes Only - Not To Scale  
www.jpaplus.com

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			
England & Wales		83	83
		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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		91	91
		EU Directive 2002/91/EC	

### Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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