

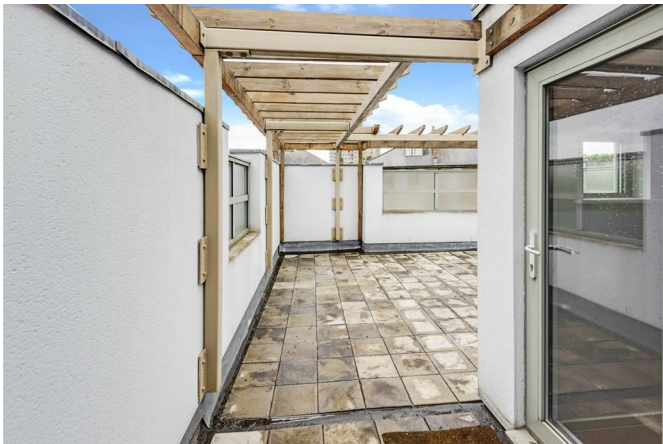


**MILL LANE  
WEST HAMPSTEAD NW6 1NS**

**FREEHOLD  
ASKING PRICE £725,000  
SUBJECT TO CONTRACT  
SOLE AGENCY**

A modern two bedroom attached house with a bright contemporary feel and neutral décor. and fabulous spectacular ROOF TERRACE and a PATIO GARDEN. Located in between West Hampstead and Kilburn, within walking distance of the Jubilee Line (8 minutes to Kilburn Station Google maps) and Thameslink. (16 minutes GoogleMaps).

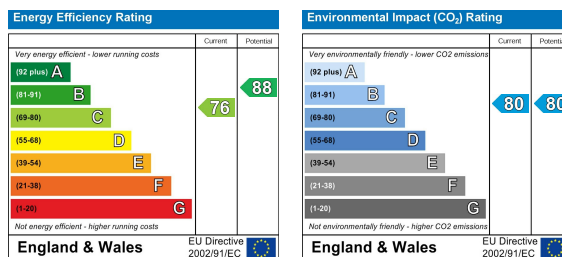
The property comprises open plan kitchen/reception room with doors onto patio garden, utility room/separate WC, first floor: two double bedrooms both with fitted cupboards, bathroom. There is also OFF STREET PARKING for one car.  
Energy Rating C.



Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484  
Email: [info@abprop.co.uk](mailto:info@abprop.co.uk) Website: [www.abprop.co.uk](http://www.abprop.co.uk)



### COUNCIL TAX BAND:



- HOUSE
- ROOF TERRACE
- OSP FOR ONE CAR

- PRIVATE GARDEN
- 8 MINUTE WALK TO JUBILEE LINE

### DISCLAIMER

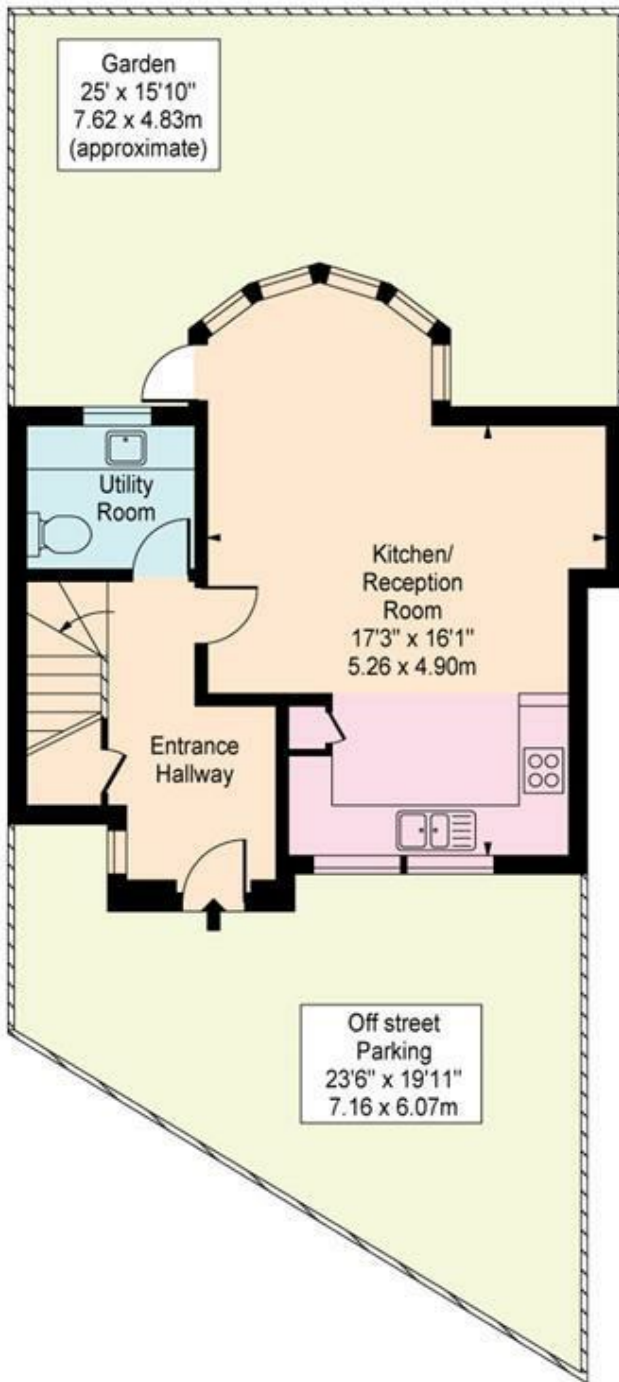
The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

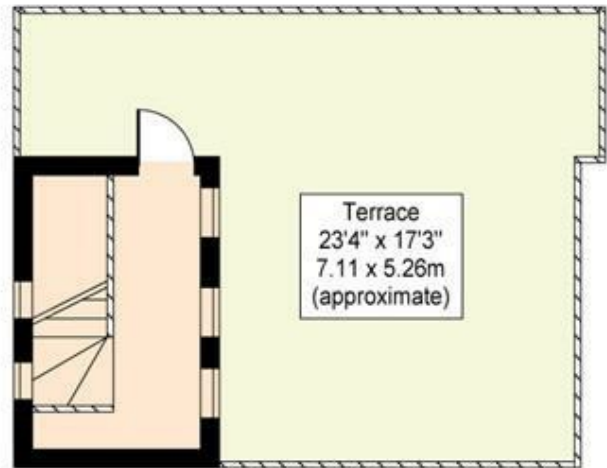
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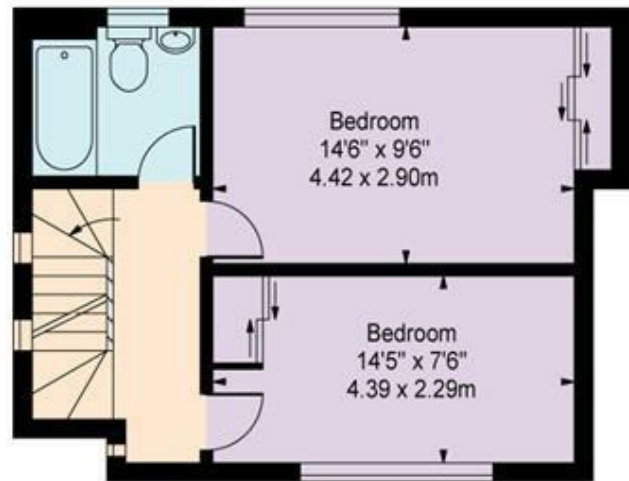
# Wood House, Mill Lane, NW6



Ground Floor



Second Floor



First Floor

**Approx Gross Internal Area**

**882 Sq Ft - 81.94 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.37669

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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