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# Westcroft Close, London

Guide Price £230,000



Located in Westcroft Close, London, this delightful flat offers a perfect blend of comfort and convenience. Built in the late 80's/90's this property has been thoughtfully designed to cater to modern living.

Within its private entrance, you will find a welcoming reception room that provides a warm and inviting space with an abundance of natural light. The flat features a large double bedroom, a well proportioned separate kitchen and also comes with private parking.

This property is perfect for individuals or couples seeking a low-maintenance lifestyle in a vibrant city. The location is well-connected, providing easy access to local amenities, public transport, and the many attractions that London has to offer.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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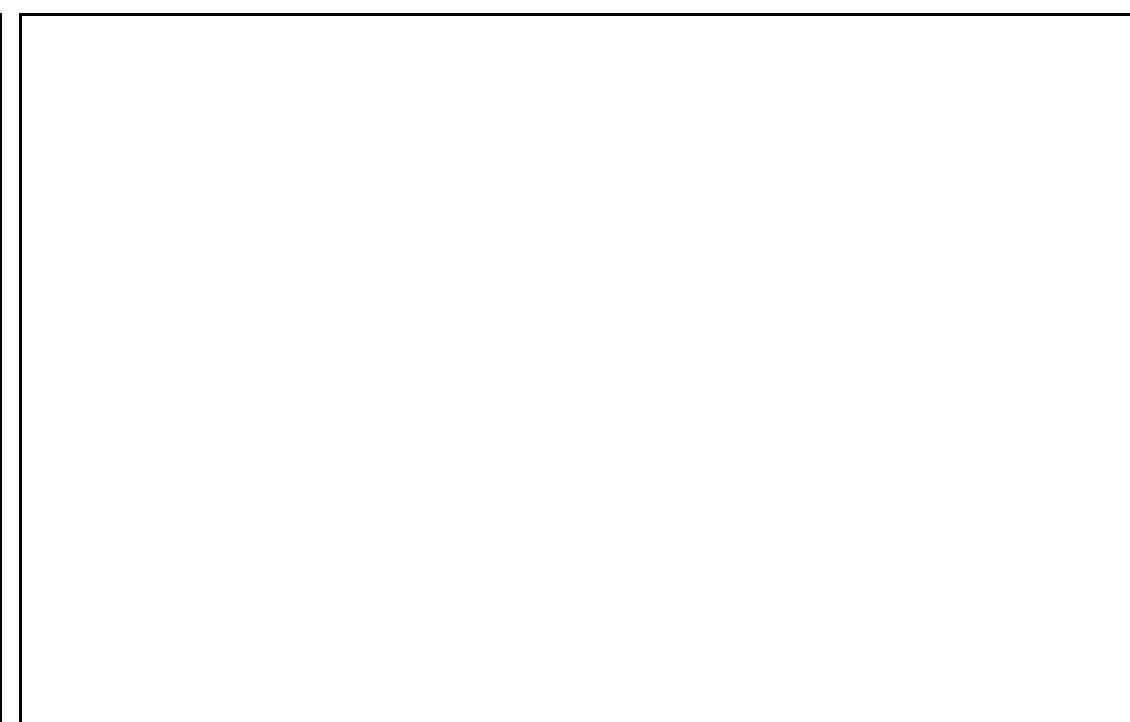
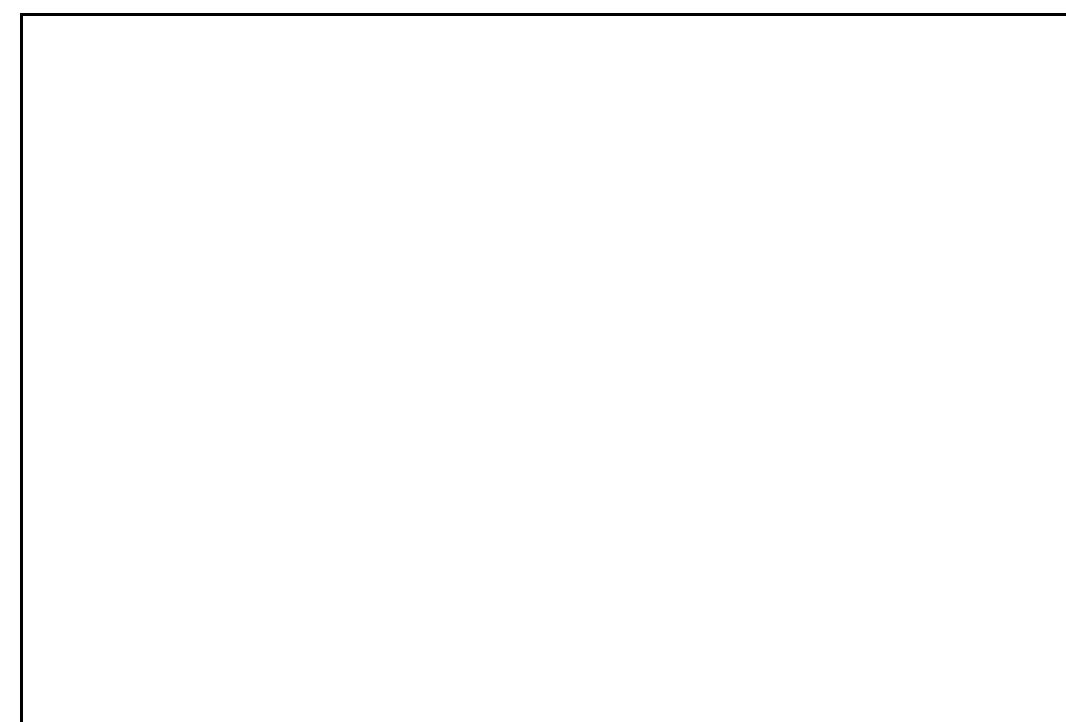
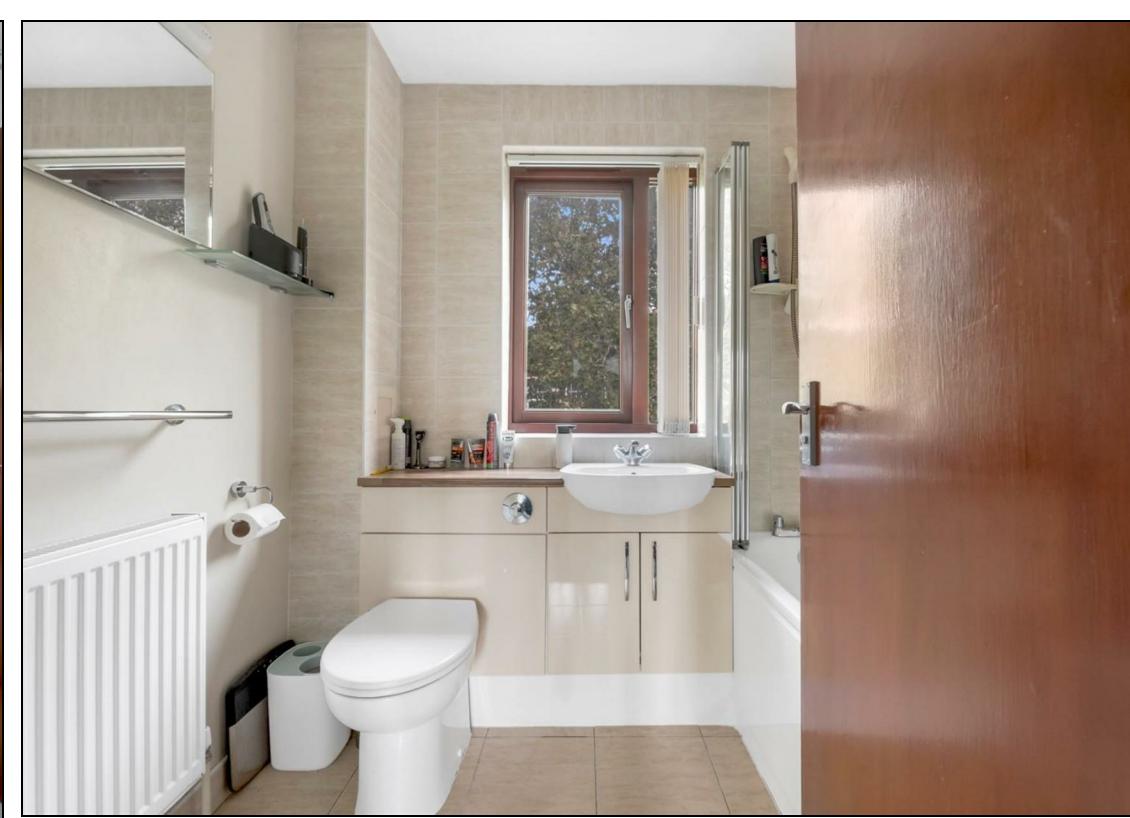
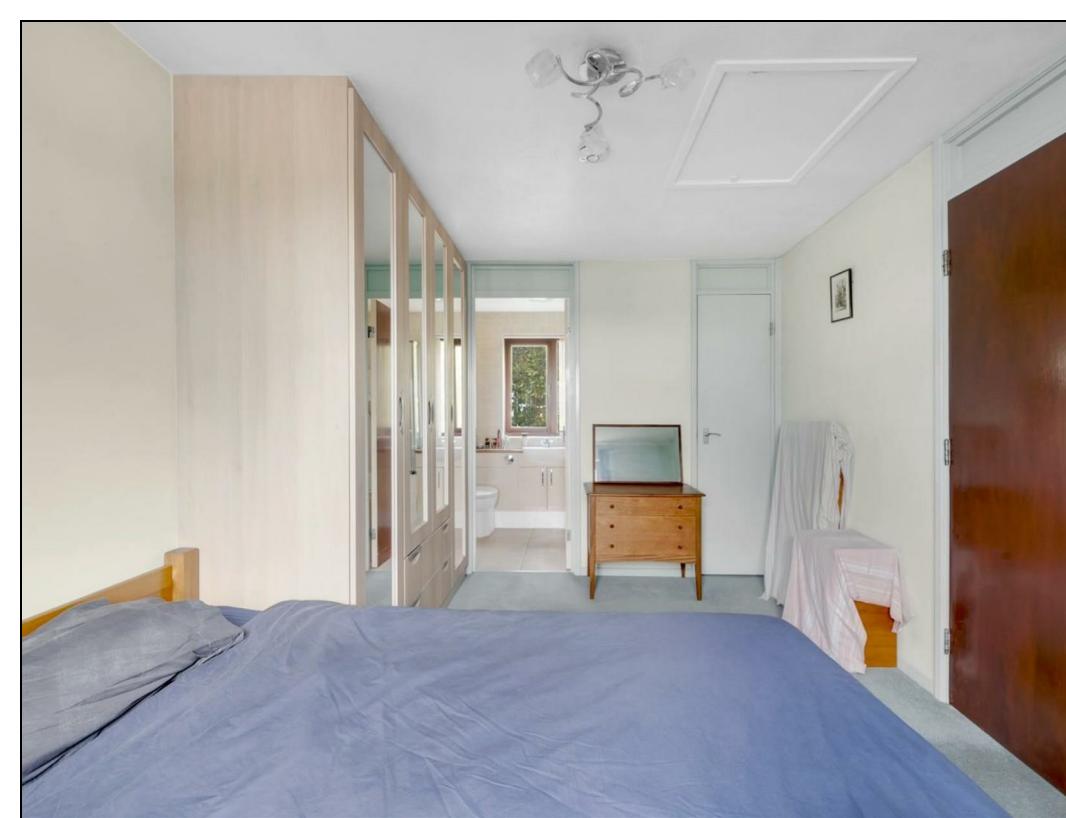
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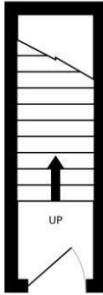
## KEY FEATURES

- Spacious One Bedroom Flat
  - Off Street Parking
  - Abundance of Natural Light
  - Close to Transport Links
  - Chain Free
  - Private Entrance
  - Circa 700sqft
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'

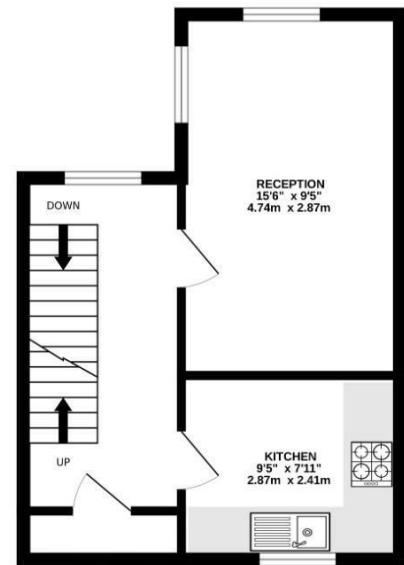




FIRST FLOOR  
46 sq ft. (4.2 sq.m.) approx.



SECOND FLOOR  
332 sq ft. (30.9 sq.m.) approx.



THIRD FLOOR  
325 sq ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

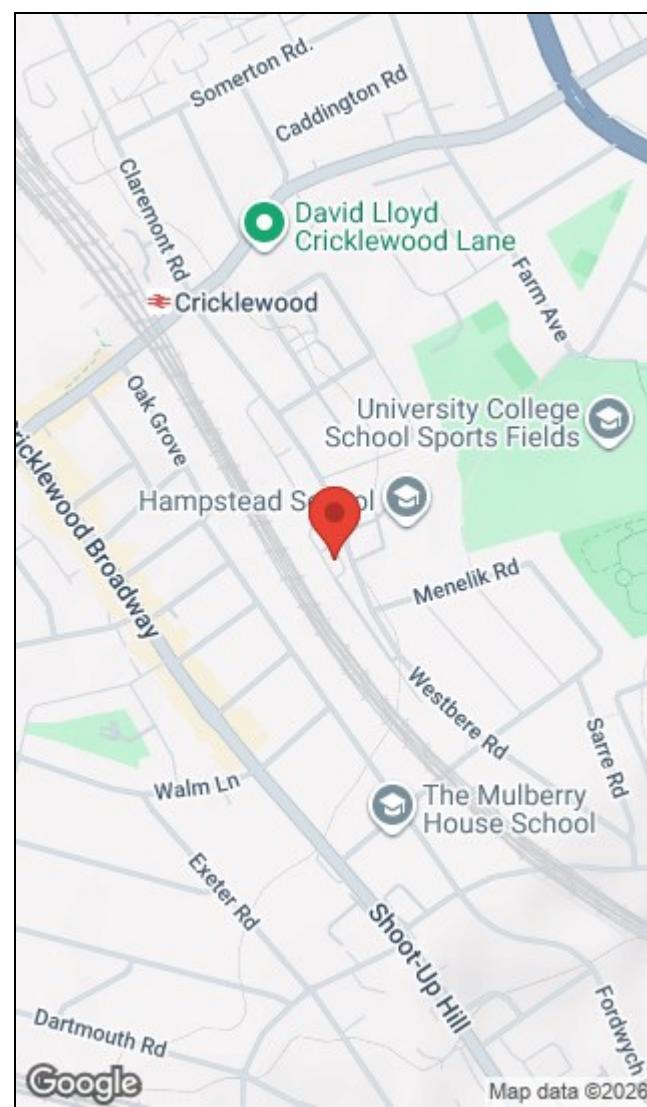
  

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