



THE ESTATE COMPANY



Smyrna Mansions, Smyrna Road, West Hampstead, NW6 4LU

Offers In Excess Of £750,000

- Three Bedrooms
- Share of Freehold
- Low Service Charge
- Cafes & Restaurants Close By
- Second floor
- 1077 Sq Ft
- Excellent Transport Links

Flat 6 Smyrna Mansions, West Hampstead NW6

4LU

Set within this elegant period mansion block, this bright and spacious, well-presented three-bedroom (1,077 sq ft) second-floor apartment benefits from a share of freehold and a low service charge.

Smyrna Mansions is located in close proximity to the cafés and restaurants of West End Lane, with its excellent transport links including the Underground (Jubilee Line), Thameslink, and London Overground services.



Council Tax Band:



**Smyrna Mansions,
Smyrna Road, NW6**

Bedroom
8'5" x 6'7"
2.57 x 2.01m



Bedroom
14'10" x 11'11"
4.52 x 3.63m

Bedroom
14'8" x 9'11"
4.47 x 3.02m



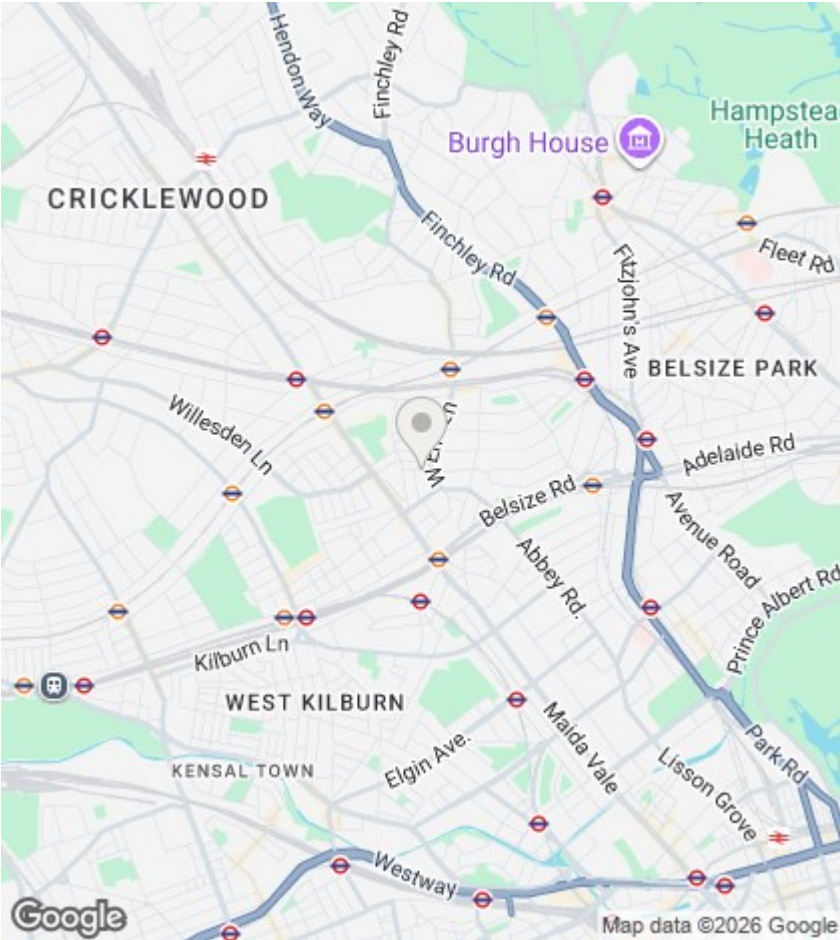
Kitchen
11'8" x 10'1"
3.56 x 3.07m

Reception/
Dining
Room
18'11" x 16'11"
5.77 x 5.16m

Second Floor

Approx Gross Internal Area **1077 Sq Ft - 100.05 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 002495



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(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