



2 Bedroom Flat
Ingham Road
London NW6

- First Floor Apartment
- High Ceilings
- Wood flooring
- Open plan fitted kitchen

Price: £552.69pw / £2,395 pcm

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Approx Gross Internal Area 660 Sq Ft - 61.35 Sq M

For Illustration Purposes Only - Not To Scale. Please Visit www.mlestates.co.uk Ref No 34271
This floor plan should be used as a general guide for layout only, any existing furniture or fixtures should not be taken into account. Any fixtures, fittings and services not specifically mentioned in these particulars are not implied to be included within the sale.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		67
(1-20) G		78
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Newly redecorated two double bedroom first floor apartment (660 sq ft.) located close to West Hampstead. Comprising fully fitted open plan kitchen to the reception room, modern bathroom and a private terrace which leads down to a patio garden. The property is located just off Fortune Green Road which leads down to West End Lane with its many popular restaurants, pubs and boutique shops. West Hampstead tube (Jubilee line) and Thameslink stations are less than a mile away.