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— W E S T H A M P S T E A D —

## **Greencroft Gardens, West Hampstead London, NW6**

Abacus Estates are proud to offer a beautiful three bed, three bathroom property in an excellent location in South Hampstead, the property comprises of three double bedrooms, three bathrooms and an open plan kitchen and living room. Further benefits include a private balcony, brand new carpets throughout. All local amenities are moments away with Swiss cottage & West Hampstead a short walk away. This property is currently undergoing refurbishment. Ideal for a family or sharers. Please call 020 7431 3777 to arrange a viewing or for more information.



**£625 per week**

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ABACUS ESTATES IS A TRADING NAME FOR AND ON BEHALF OF ABACUS ESTATES (LONDON) LIMITED NO: 099182841 • VAT REGISTRATION NO: 223 0774 34 • REGISTERED OFFICE: 103 CHAMBERLAYNE ROAD, LONDON, NW10 3NS



Energy Efficiency Rating		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not energy efficient - higher running costs</i>					
		74	84		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>					

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential		
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>					
		74	84		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>					

VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

OPEN MON-FRI 8.00AM TO 7.00PM

SAT - 9.30AM TO 4.00PM

SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

N.B. Abacus Estates is a Trading name for and on behalf of Lenscane Limited.