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# Messina Avenue, West Hampstead, London, NW6

Asking Price £375,000



Hunters are now in receipt of an offer for the sum of £360,000.

Anyone wishing to place an offer on the property should contact Hunters West Hampstead 020 7431 4777 before exchange of contracts

Bringing to the market this well-presented one-bedroom apartment, set within a period conversion on prime West Hampstead residential street.

The apartment comprises a spacious reception room with high ceilings and large bay windows, and a separate kitchen, a double bedroom, a full bathroom, and ample built in storage throughout. The flat is quietly positioned and benefits from a good degree of privacy.

The property is sold chain free, with a share of the freehold, and sold as seen. All services/appliances have not and will not be tested.

Located on a popular residential street, Fairhazel Gardens provides excellent access to the shops, cafés and transport links of both West Hampstead and Finchley Road. Nearby stations include West Hampstead (Jubilee Line, Overground & Thameslink), Finchley Road (Jubilee line & Metropolitan) and South Hampstead (Overground), all within easy walking distance.

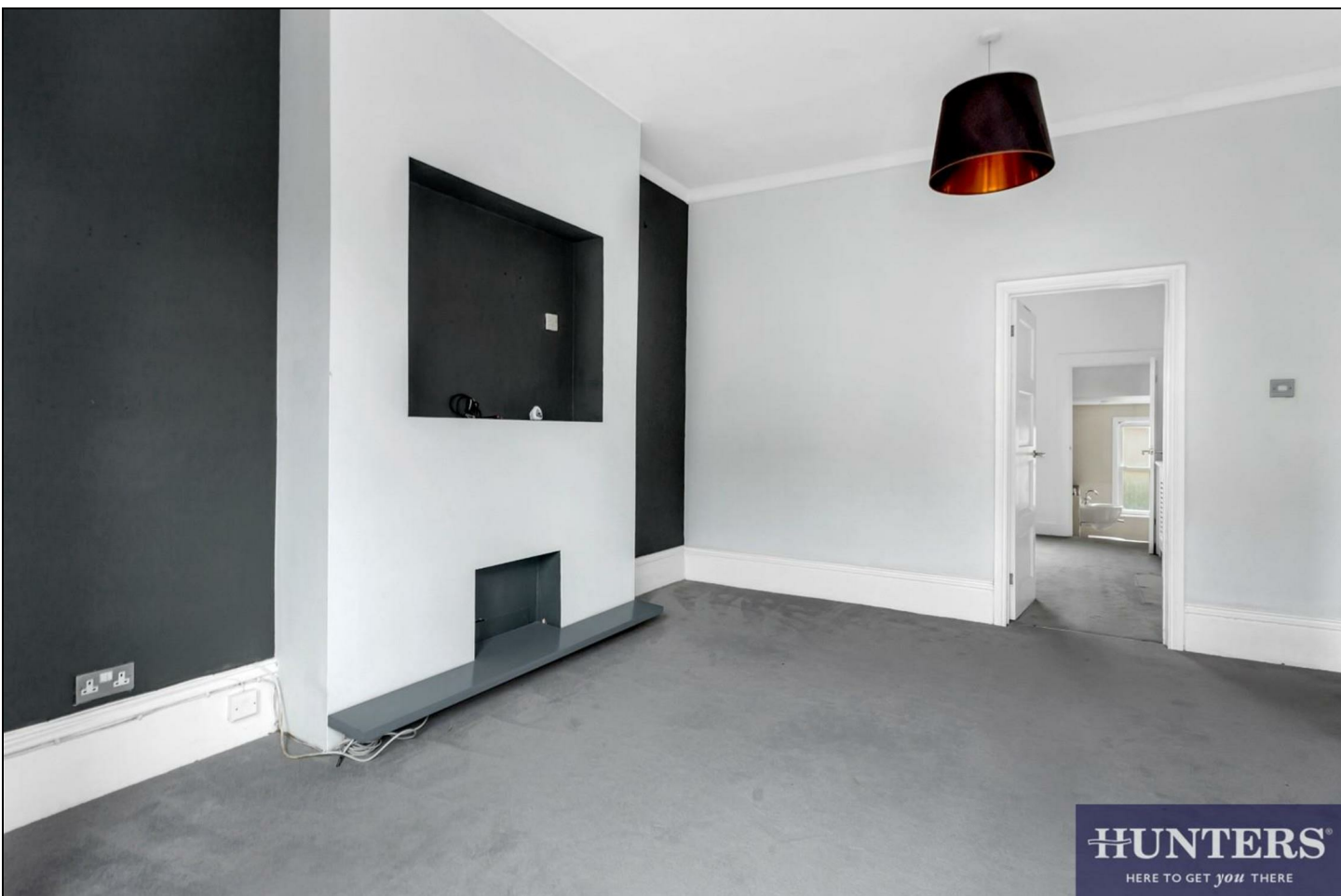
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



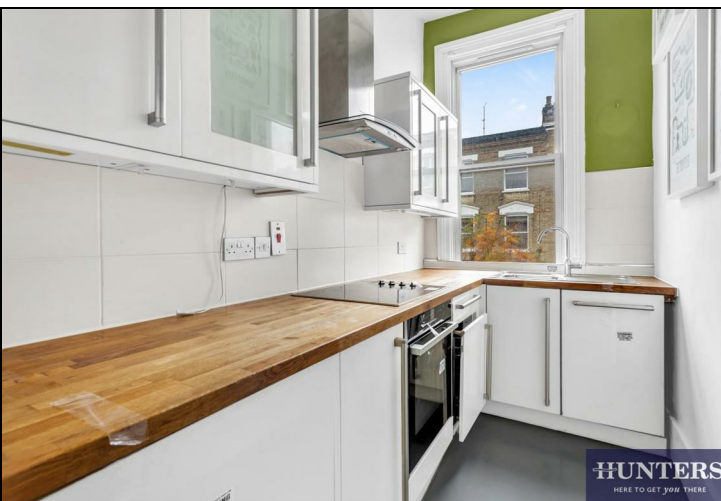
This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

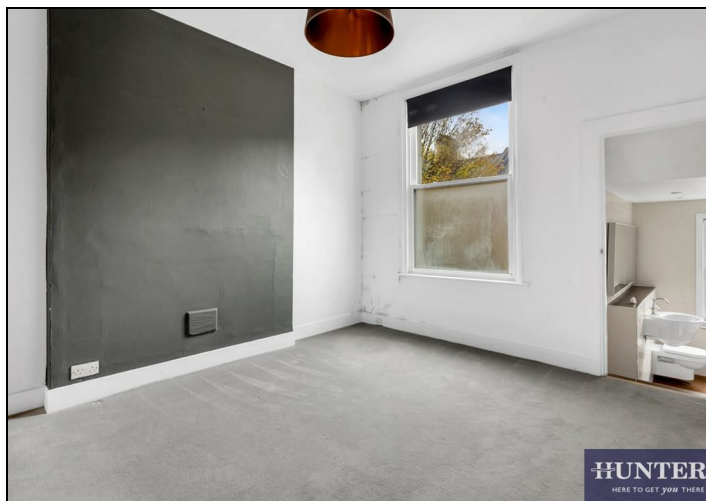
- One Bedroom First Floor Apartment
  - Large bay windows
- Over 518 sq.ft of internal living space
  - Sold chain free
  - Sold as seen
- Prime residential road
- Ample storage throughout



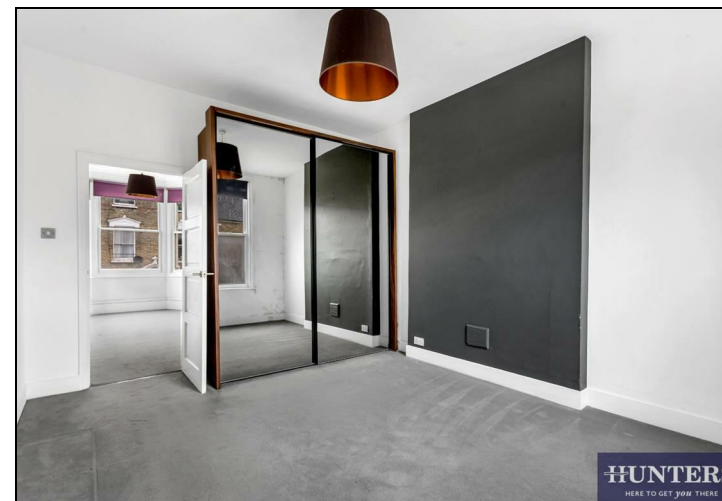
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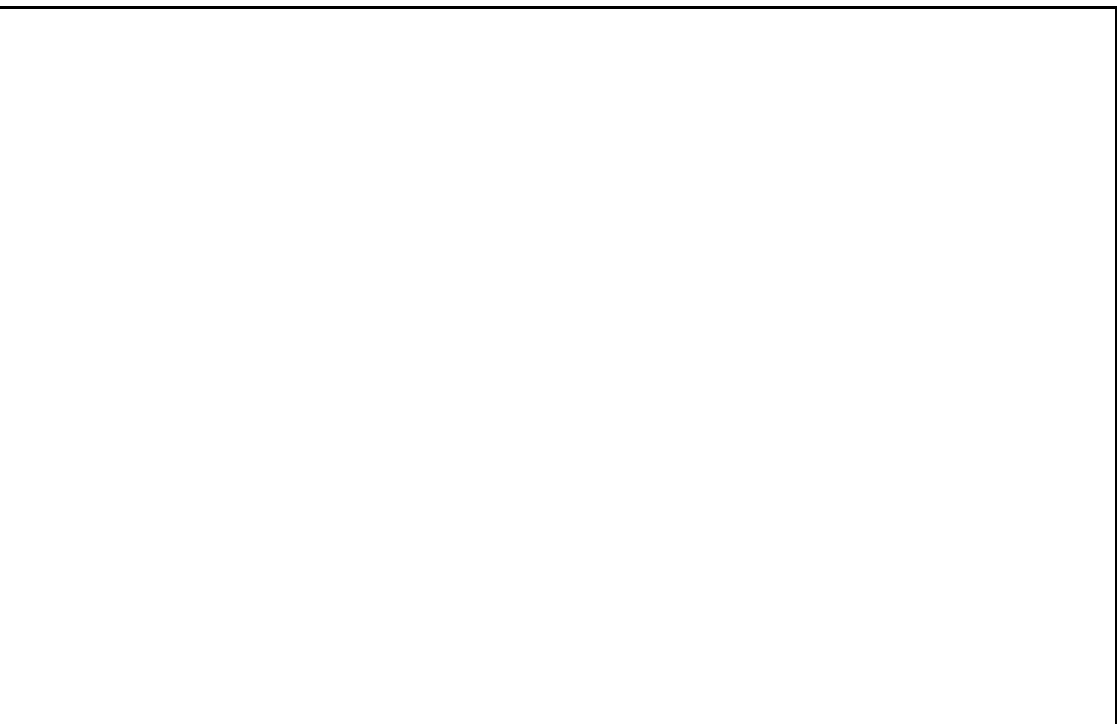
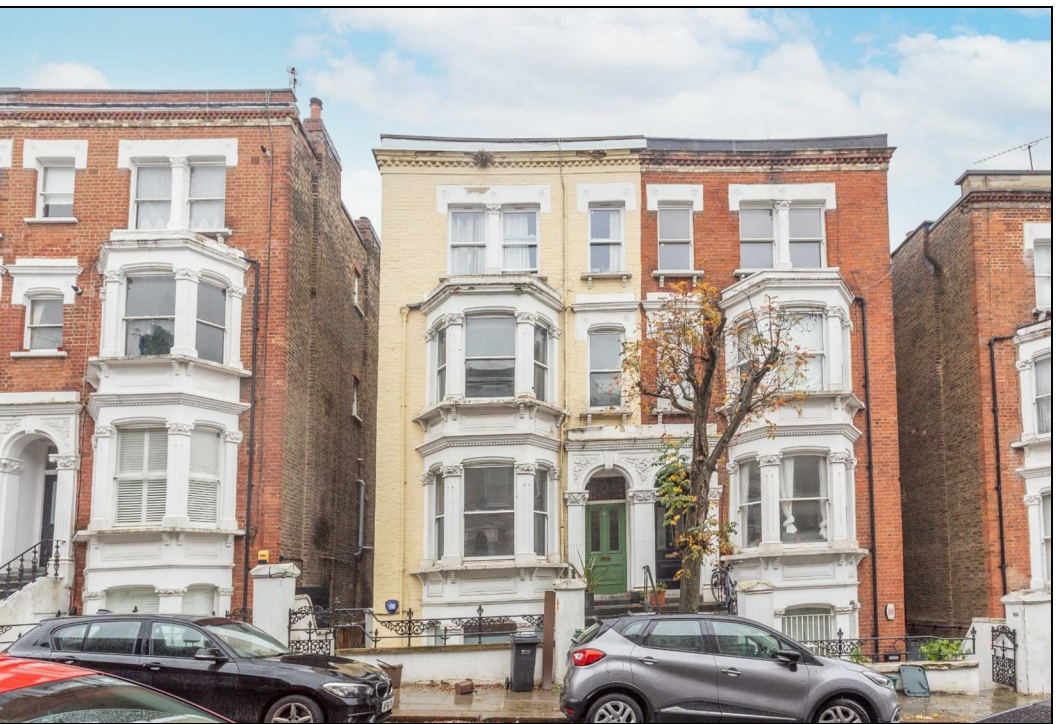


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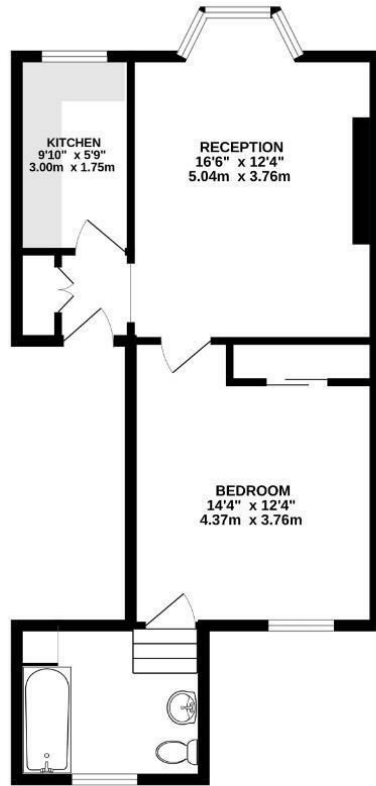


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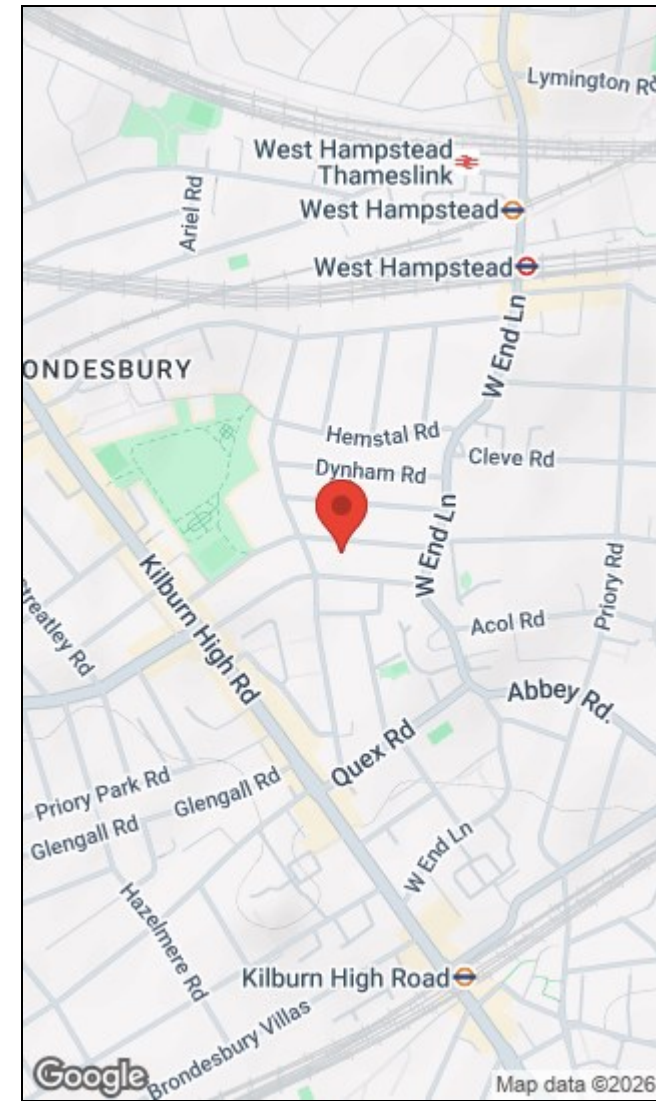



FLOOR 3  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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.  
Made with Mirograph 10/2025



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

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