



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Messina Avenue, West Hampstead, NW6

Per Month £2,695 Per Month



Hunters West Hampstead proudly present this charming two-bedroom flat, set within a well-maintained period conversion in the heart of West Hampstead.

The property features a spacious and bright reception room, two generously sized bedrooms, a semi open-plan fully fitted modern kitchen, a contemporary bathroom, and a private garden ideal for relaxing or entertaining. The home also benefits from brand new double glazed sash windows, blending classic character with modern efficiency.

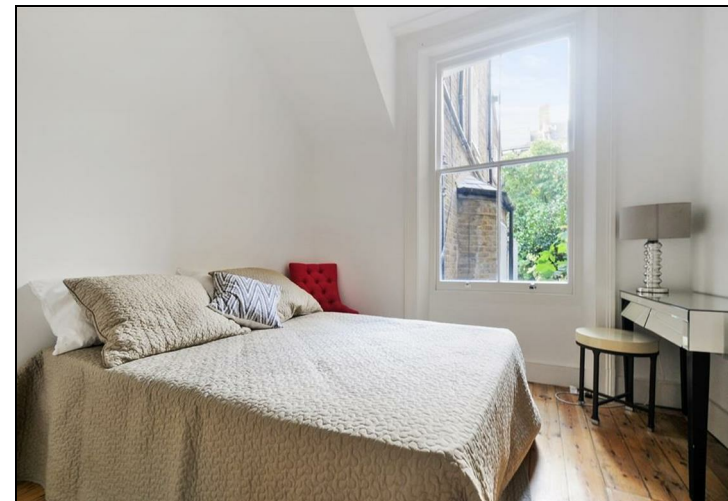
Messina Avenue is a highly sought-after residential road, ideally located within walking distance of the vibrant shops, cafes, bars and restaurants of West Hampstead. Excellent transport connections are just moments away, with access to the Jubilee Line, Thameslink and London Overground stations, making this an ideal home for professionals, couples or investors seeking comfort and convenience in a prime London location.

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

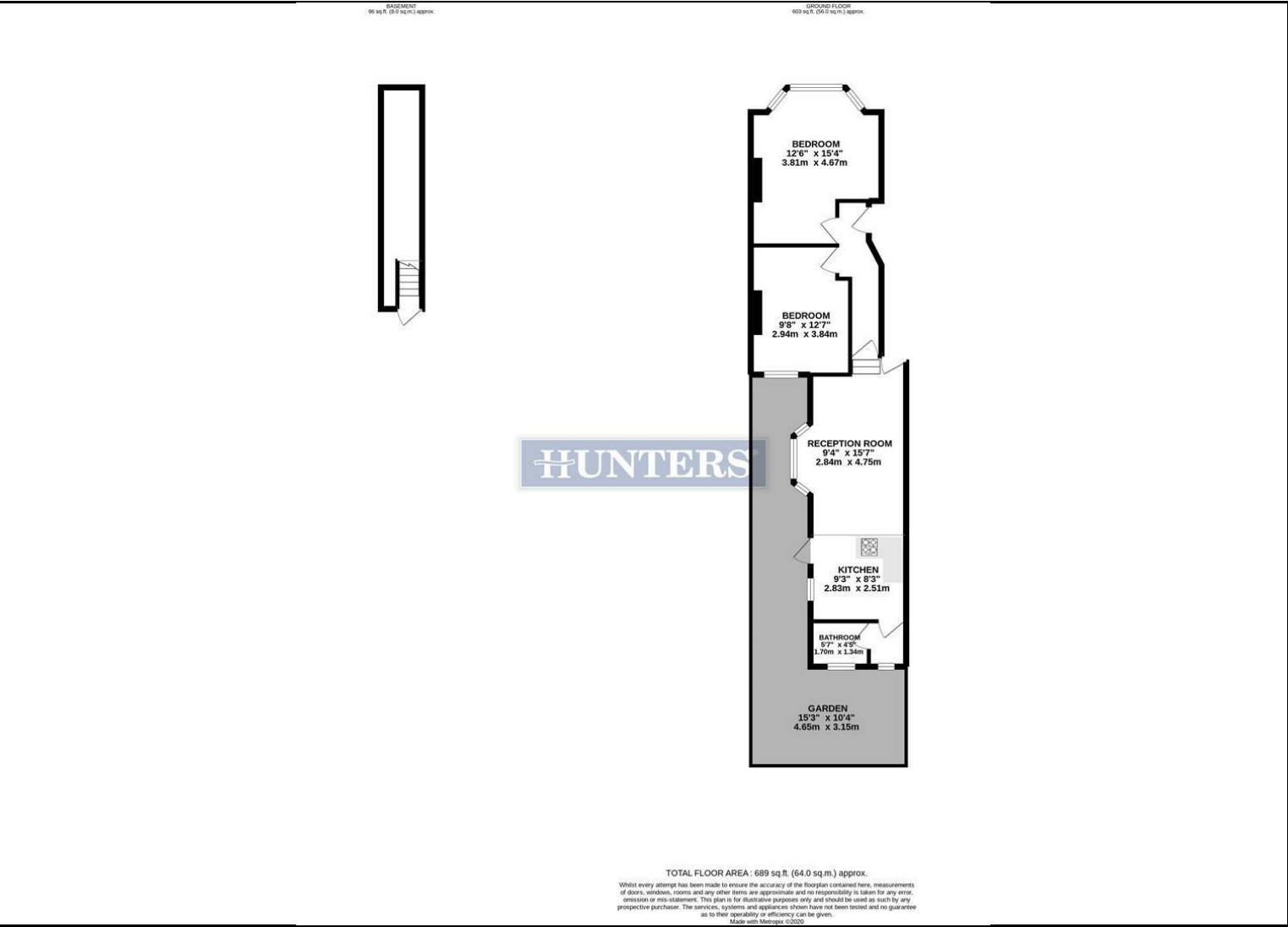


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## KEY FEATURES







| 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) <b>A</b>                                                                  |         |                                                |  | (92 plus) <b>A</b>                                                                  |           |
| (81-91) <b>B</b>                                                                    |         |                                                |  | (81-91) <b>B</b>                                                                    |           |
| (69-80) <b>C</b>                                                                    |         |                                                |  | (69-80) <b>C</b>                                                                    |           |
| (55-68) <b>D</b>                                                                    |         |                                                |  | (55-68) <b>D</b>                                                                    |           |
| (39-54) <b>E</b>                                                                    |         |                                                |  | (39-54) <b>E</b>                                                                    |           |
| (21-38) <b>F</b>                                                                    |         |                                                |  | (21-38) <b>F</b>                                                                    |           |
| (1-20) <b>G</b>                                                                     |         |                                                |  | (1-20) <b>G</b>                                                                     |           |
| Not energy efficient - higher running costs                                         |         |                                                |  | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |           |
| England & Wales                                                                     |         | EU Directive<br>2002/91/EC                     |  | England & Wales                                                                     |           |
|  |         |                                                |  |  |           |

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