



# West Cottages

West End Lane, West Hampstead NW3

Asking Price £600,000

Situated within a well-maintained development in prime West Hampstead, this beautifully presented two bedroom second floor flat offers a warm & homely feel, combined with exceptional convenience and the huge benefit of allocated off-street parking for one vehicle.

This lovely flat offers well-balanced accommodation, including a bright and inviting reception room that opens onto a private balcony, providing a lovely spot for a morning coffee or evening relaxation. The property further benefits from a stylish and contemporary kitchen and a modern bathroom finished with mosaic tiling.

The property is ideally positioned just yards from the vibrant shops, cafés, restaurants and everyday amenities that West Hampstead provides and is just 200 feet from Waitrose. Transport connections are excellent, with West Hampstead Overground approximately 0.3 miles away, the Jubilee line approximately 0.4 miles away, and bus routes as well. Sole agent.

**CHESTERTONS**



# West Cottages

West End Lane, West Hampstead NW6

- Beautiful two bedroom flat
- Second floor
- Allocated parking space
- Private balcony
- Long lease
- 200 feet to Waitrose
- 0.3 miles to the Overground
- 0.4 miles to the Jubilee Line



**Tenure:** Leasehold 986 years remaining  
**Service Charge:** £1,800 per annum  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** D

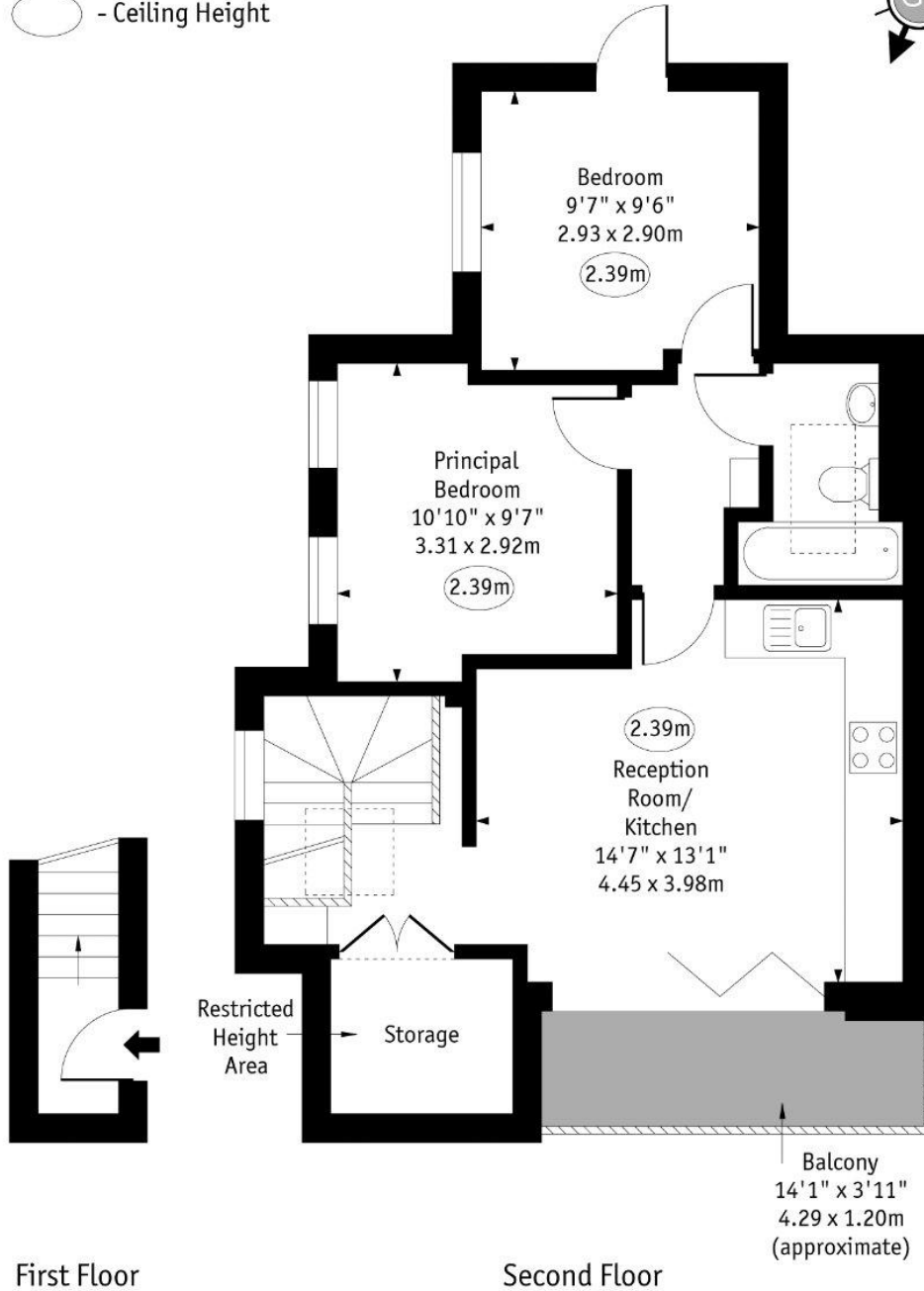
Score	Energy rating	Current	Potential
92+	A		
81-91	B		53 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

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West End Lane, NW6

○ - Ceiling Height



Approx Gross Internal Area 530 Sq Ft - 49.25 Sq M

Approx. Floor Area Including Restricted Heights 563 Sq Ft - 52.31 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

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