

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

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# Gascony Avenue, London

£2,145



\*\*\*Available Now \*\*\*

Delighted to offer this newly repainted, part-furnished two-bedroom property set on the ever popular Gascony Avenue in the heart of West Hampstead. Arranged over two levels, the home features a separate fully fitted kitchen and a bright, welcoming reception room. Both bedrooms are generously sized doubles, complemented by a well-presented bathroom. There is also a communal roof terrace for sitting and enjoying a glass of vino or al fresco dining. Ideally located within easy reach of Kilburn High Road and West End Lane, residents benefit from excellent transport links, shops, cafés, and local amenities. Would ideally suit a single or couple.

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

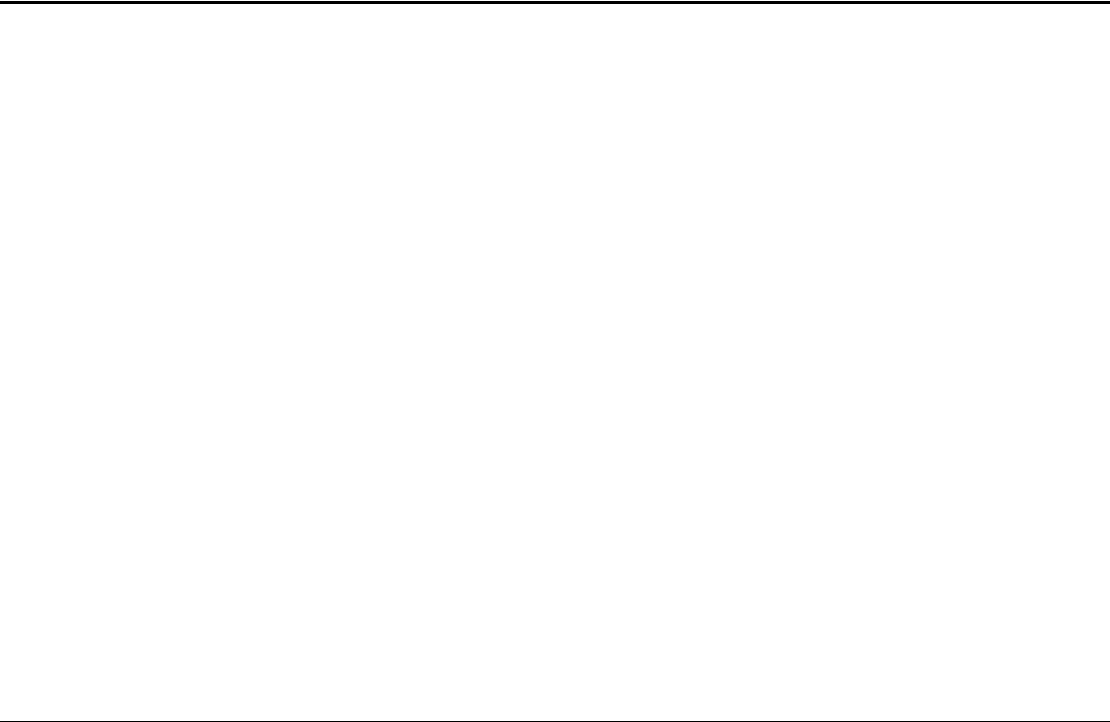


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## KEY FEATURES





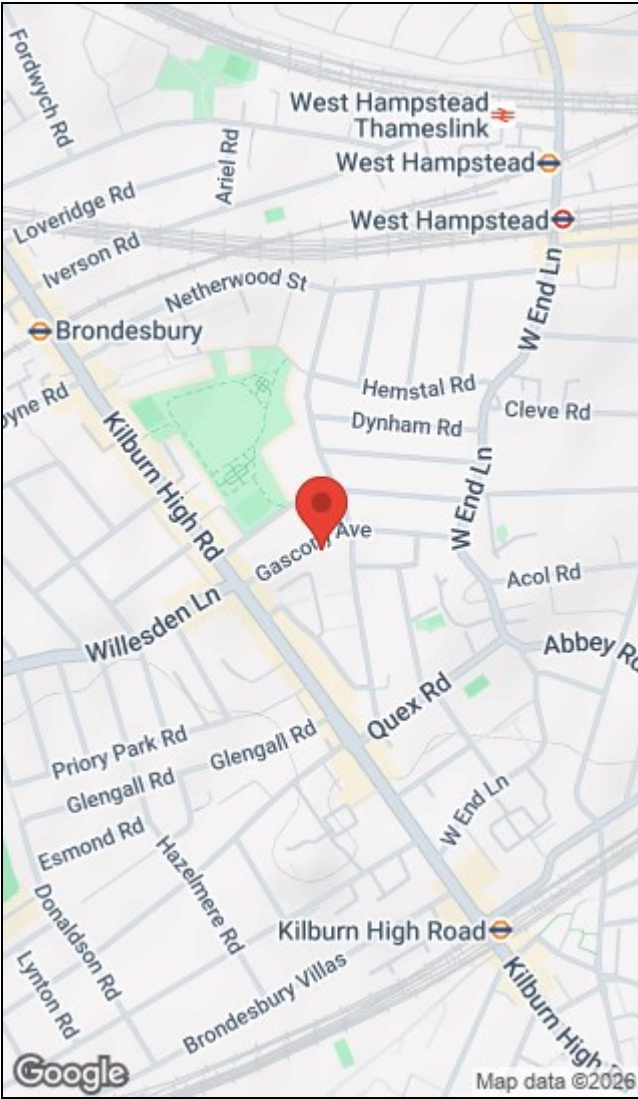


Gascony Avenue, NW6



Approx gross internal area : 564 sq ft - 52.4 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However, all measurements are approximate. The floor plan is illustrative purposes only.



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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