



West End Lane, NW6
£1,038 p/w Furnished



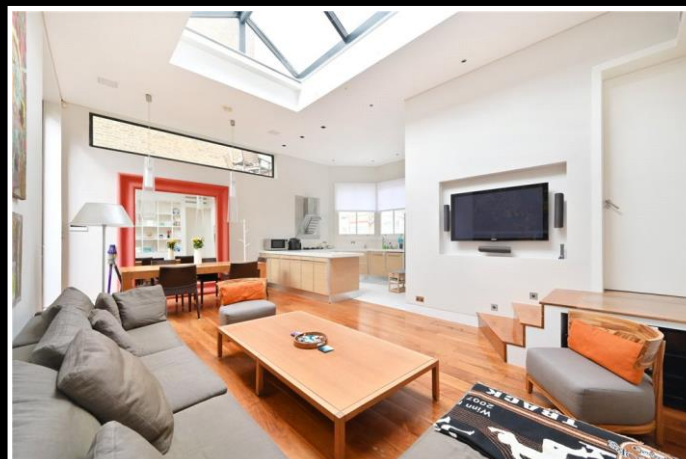
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This is a rare opportunity to rent a very unique apartment which occupies the entire ground floor of a handsome period conversion in the heart of West Hampstead.

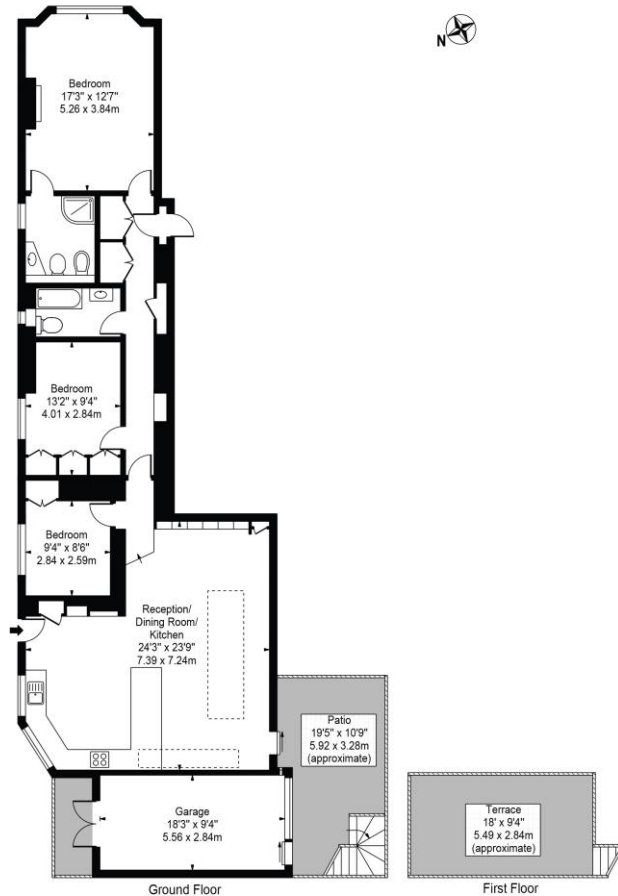
The property has been finished to an outstanding standard and has incredibly high ceiling volumes that are retained throughout. Comprising of an enormous everyday space which consists of the reception, dining and modern open plan kitchen with a breakfast bar, all of which leads onto a private landscape designed garden and roof terrace. Down the inviting corridor is your sleeping accommodation where you will find the principal bedroom suite with plenty of wardrobes, two further double bedrooms and a family bathroom. If that was not enough, the flat further benefits from its own entrance and a garage with off street parking for one car.

West End Lane stretches from the top of Mill Lane all the way down to the famous Abbey Road in St John's Wood and at the middle of it is West Hampstead's fantastic high-street filled with shops, bars, restaurants and cafes. The fabulous amenities of the high-street are literally on your doorstep. West Hampstead benefits from no fewer than three stations, two of which are over ground and the other is part of London's iconic Tube line, all three are minutes' walk from the property and provide a simple commute across both London & the country.

Ref PCL230041

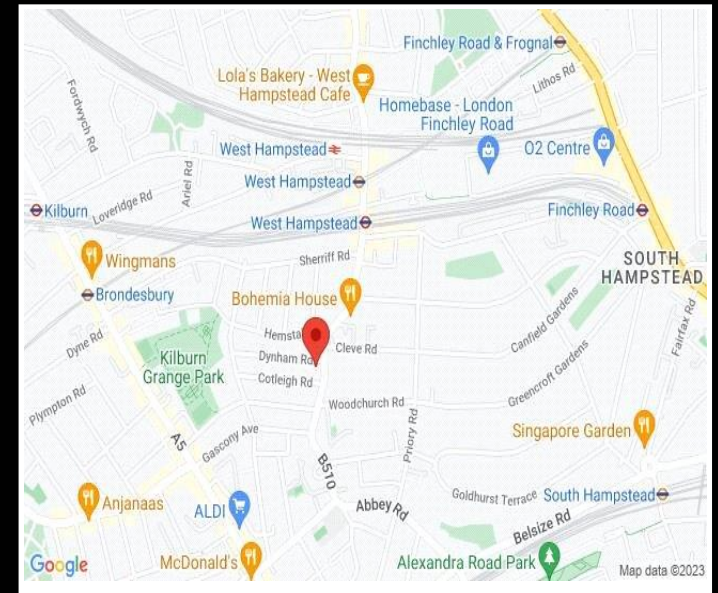


West End Lane
 Approx. Gross Internal Area 1379 Sq Ft - 128.11 Sq M
(including Garage)
 Approx. Gross Internal Area Of Garage 170 Sq Ft - 15.79 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings.