

**West End Lane, West Hampstead
Studio**

Price: £317 pw



- ✓ First Floor
- ✓ Modern Studio Apartment
- ✓ High Ceilings
- ✓ Close To West Hampstead Thameslink

- ✓ Water Rates & Heating Included
- ✓ Communal Gardens
- ✓ Large Living Reception
- ✓ Close to West Hampstead Station

West End Lane, West Hampstead

Bryan Estates are pleased to offer this modern studio apartment set on the first floor in a detached period property. This studio benefits from a spacious living reception area, modern separate kitchen and three piece bathroom. The property also offers large windows, ample natural light throughout, high ceilings and a communal garden.

Water rates and heating are included in the rent

West End Lane is an extremely attractive location due to the vast array of shops and restaurants and is only a short walk from the Jubilee, Overground and Thameslink transport links.

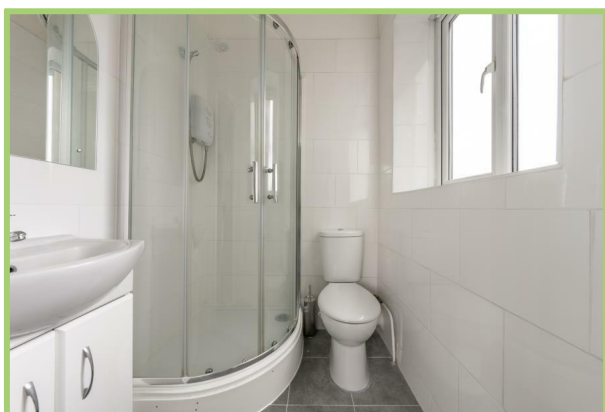
Living Room



Kitchen



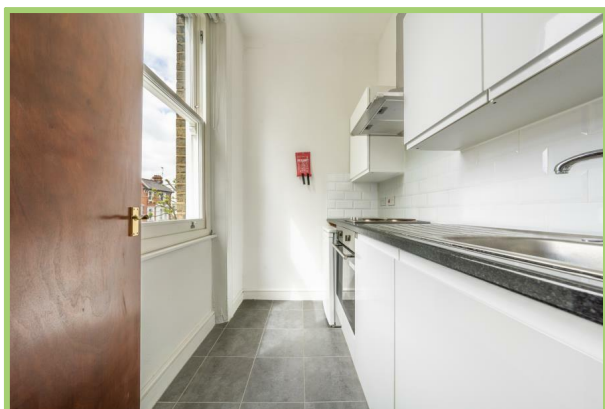
Shower Room



Living Room



Kitchen

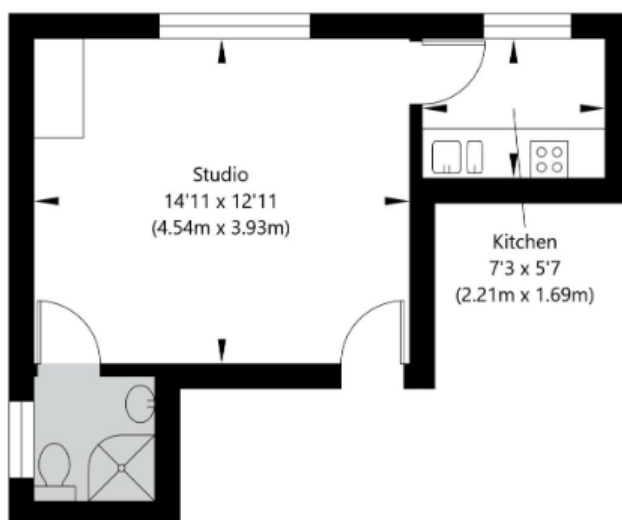


Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

West End Lane, NW6 2NE

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 24.25 SQ M / 261 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 24.25 SQ M / 261 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		