

**Lithos Road, West Hampstead  
 1 Bedroom Flat**

**Price: £360 pw**



- ✓ Open Plan Kitchen & Reception Room
- ✓ Three Piece Shower Room
- ✓ Communal Garden
- ✓ Period Conversion

- ✓ First Floor
- ✓ Double Bedroom
- ✓ Partial Heating & Hot Water Inc
- ✓ Walking Distance To West End Lane

## Lithos Road, West Hampstead

Bryan Estates are pleased to offer this well-presented one double bedroom apartment on the first floor of an attractive period conversion. This property boasts an open plan kitchen/reception room, wooden flooring in the main area with carpet to the bedroom and a modern en-suite shower room. The property also offers a communal rear garden. Available now.

Partial heating and hot water included

Ideally located 0.4 miles to the West Hampstead Thameslink station, 0.3 miles of Finchley Road tube station (Metropolitan and Jubilee lines) and 0.1 mile of Finchley Road and Frognal Overground stations.

**Kitchen**

**Living Room**

**Bedroom**

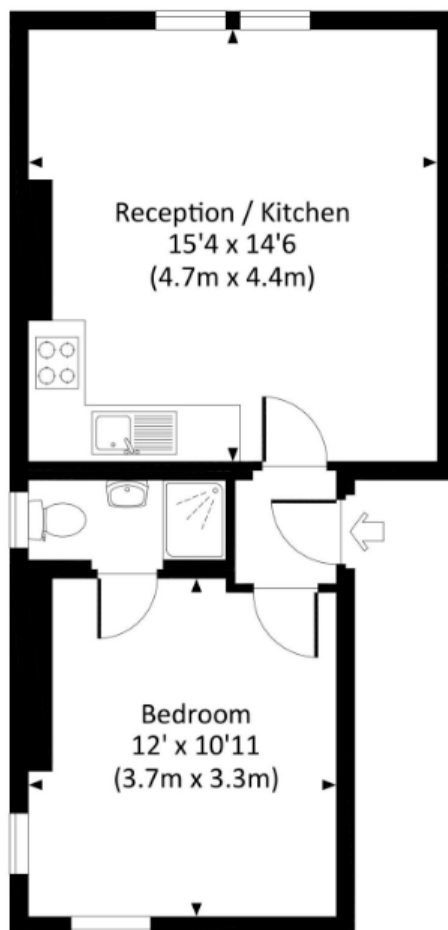
**Bedroom**

**Shower Room**


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.

**LITHOS ROAD, NW3**  
 Approx. gross internal area  
 399 Sq Ft. / 37.1 Sq M.



**FIRST FLOOR**



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		