



THE ESTATE COMPANY



12 Smyrna Road, West Hampstead, London, NW6 4LY

£699,950

- 1109 Sq Ft
- Share of Freehold
- Modern Purpose Built Block
- Duplex
- Excellent Transport Links

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A well presented three bedroom, two bathroom, spacious duplex apartment (1109 sq ft) in modern purpose built block. This apartment is situated on the ground and lower ground floor and benefits from two small patio areas as well as Share of Freehold. Smyrna Road is located with close proximity to the cafes and restaurants of West End Lane as well as West Hampstead underground station (Jubilee Line), Overground and Thameslink.



Council Tax Band: D





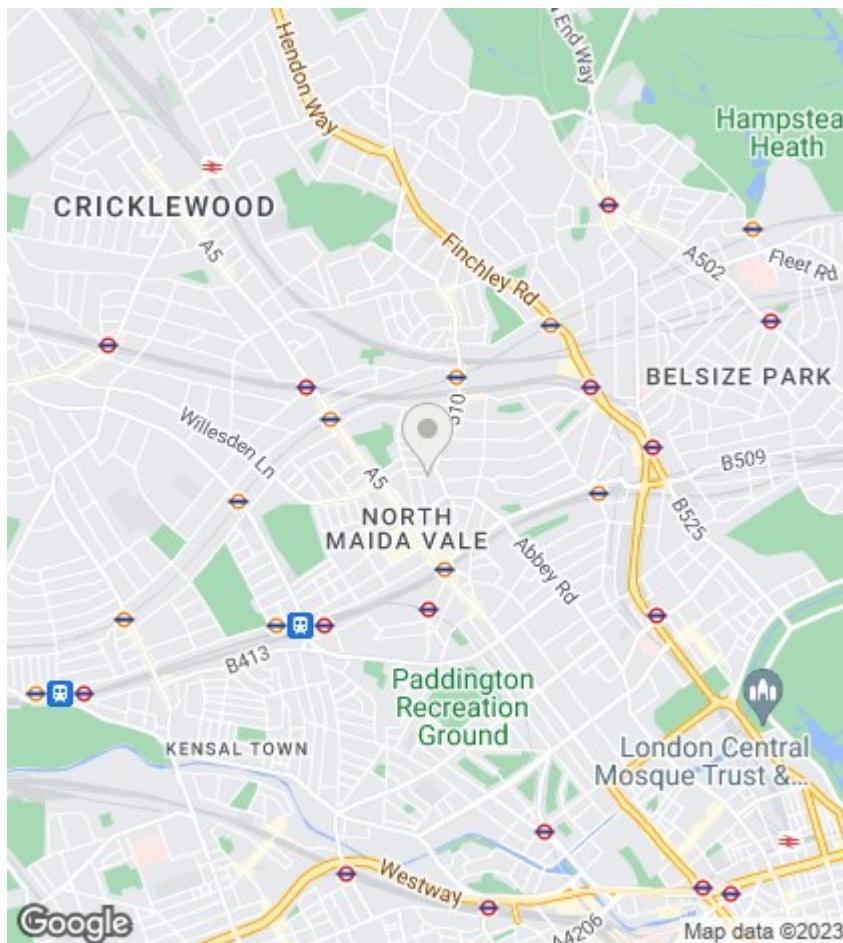
LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 653 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 456 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1109 SQ FT/ 103 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

C

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