

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Mill Lane, West Hampstead, London, NW6

Guide Price £400,000



Bright and airy top floor one bed apartment with outside space and far reaching views. Ideal first time buy or investment.

This beautiful 500sqft apartment offers fully fitted separate kitchen, large reception room with a double doors to a private balcony. large double bedroom with fitted wardrobes and principle bathroom

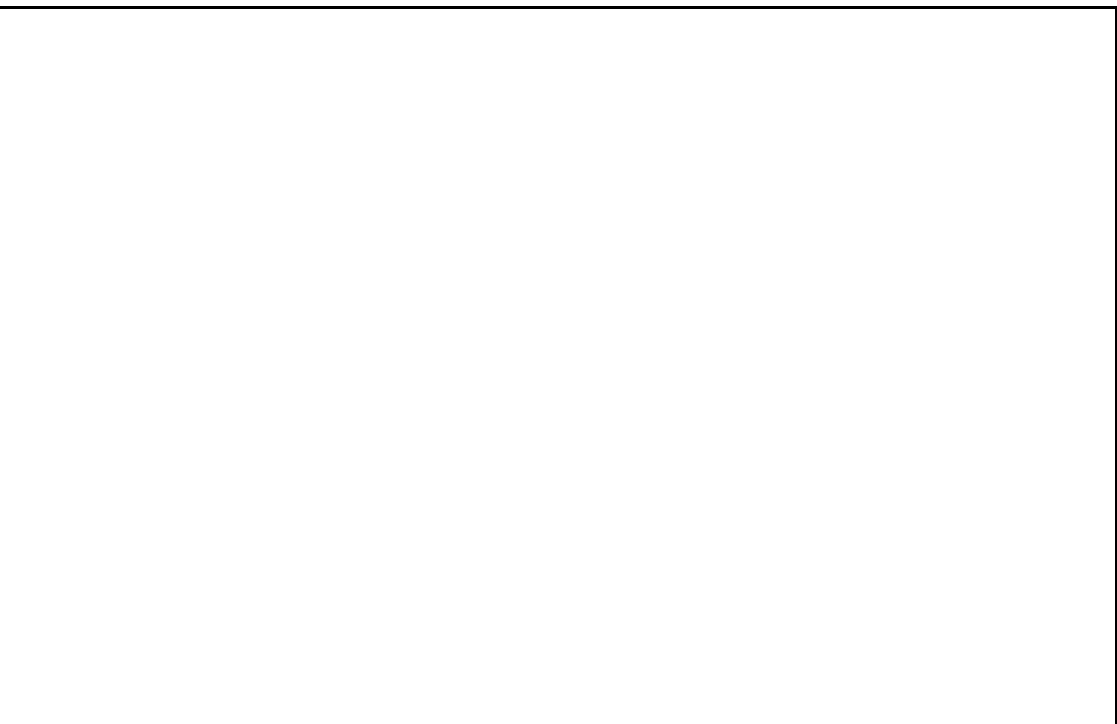
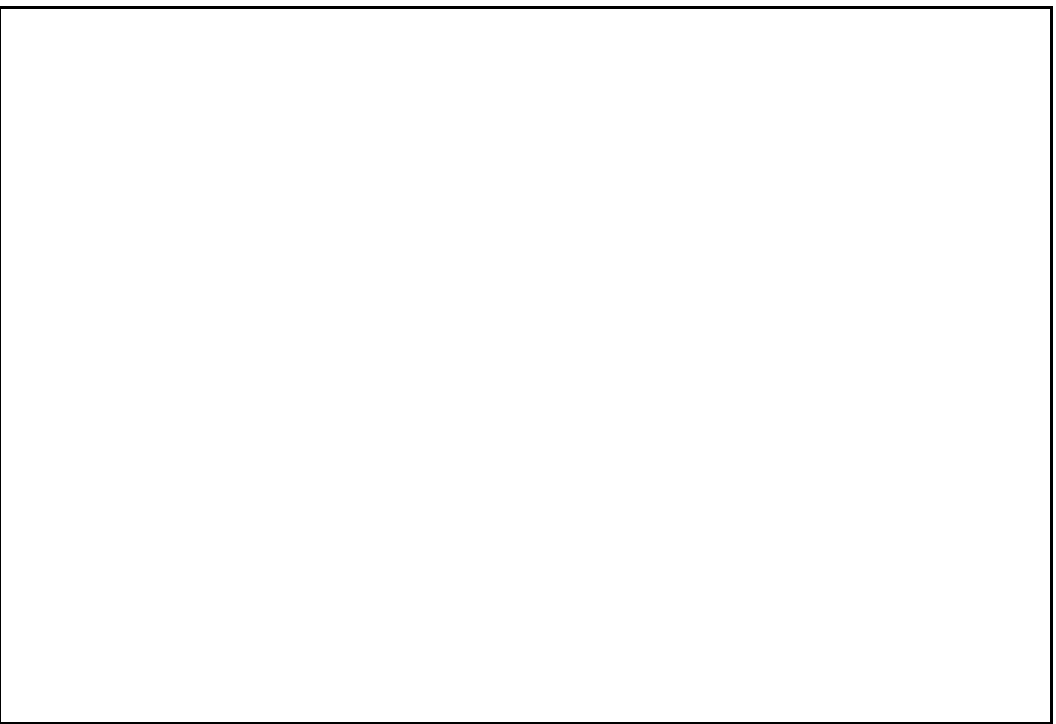
The property is conveniently located for the underground, over ground and Thames Link stations at Kilburn or West Hampstead and a short walk from West End lane, offering a range of shops, restaurants, coffee houses and bars.

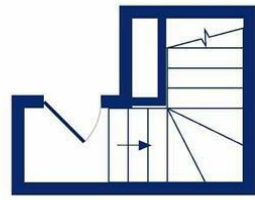
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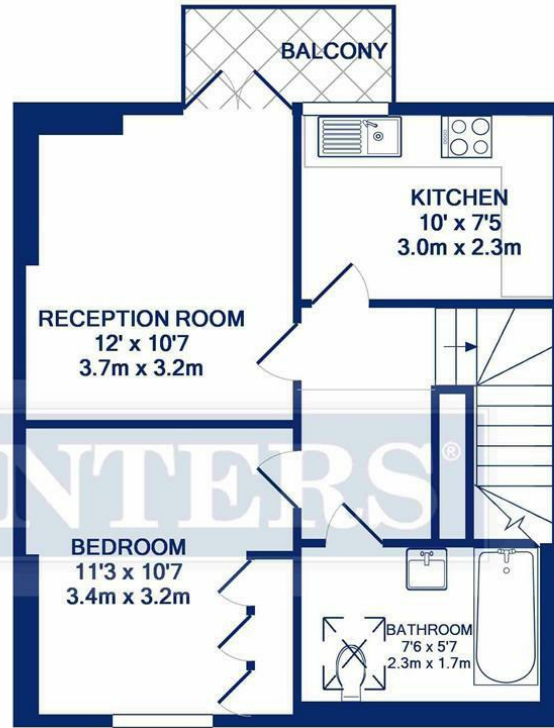
## KEY FEATURES







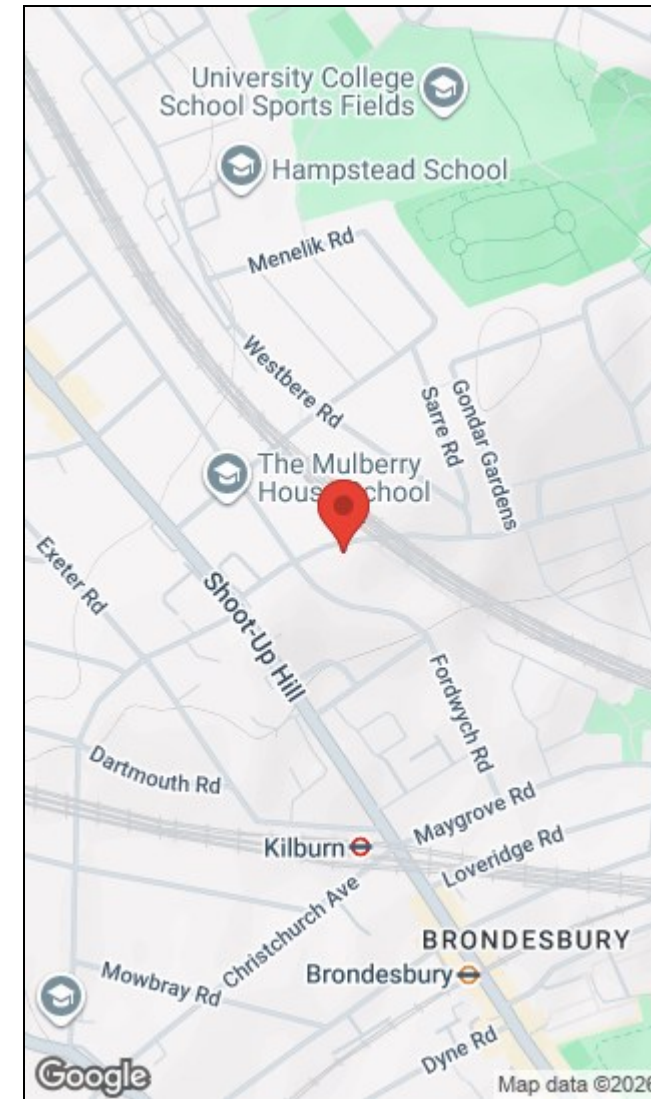
1ST FLOOR  
APPROX. FLOOR  
AREA 45 SQ.FT.  
(4.2 SQ.M.)



TOP FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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 <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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