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# Lessing Building, Heritage Lane, London, NW6

Asking Price £850,000



Set on the seventh floor of a prestigious modern development is this stylish two double bedroom, two bathroom dual aspect apartment, benefiting from a balcony with stunning panoramic views.

This 817 square foot luxurious apartment offers a generous open plan kitchen reception room with parquet wood flooring, two double bedrooms, a balcony, and two modern bathrooms as well as ample storage throughout. The property is fully electric, benefitting from underfloor heating and air-conditioning, and the secure intercom service.

Additional benefits to residents living within this development include access to a residents only gym and spa area as well as communal gardens, bike storage and concierge.

Lessing Building forms part of the highly sought-after West Hampstead Square and is located just yards away from Marks & Spencer's and the local transport links as well as further local amenities that West End Lane has to offer. Transport links bringing you to King's Cross within 15 minutes.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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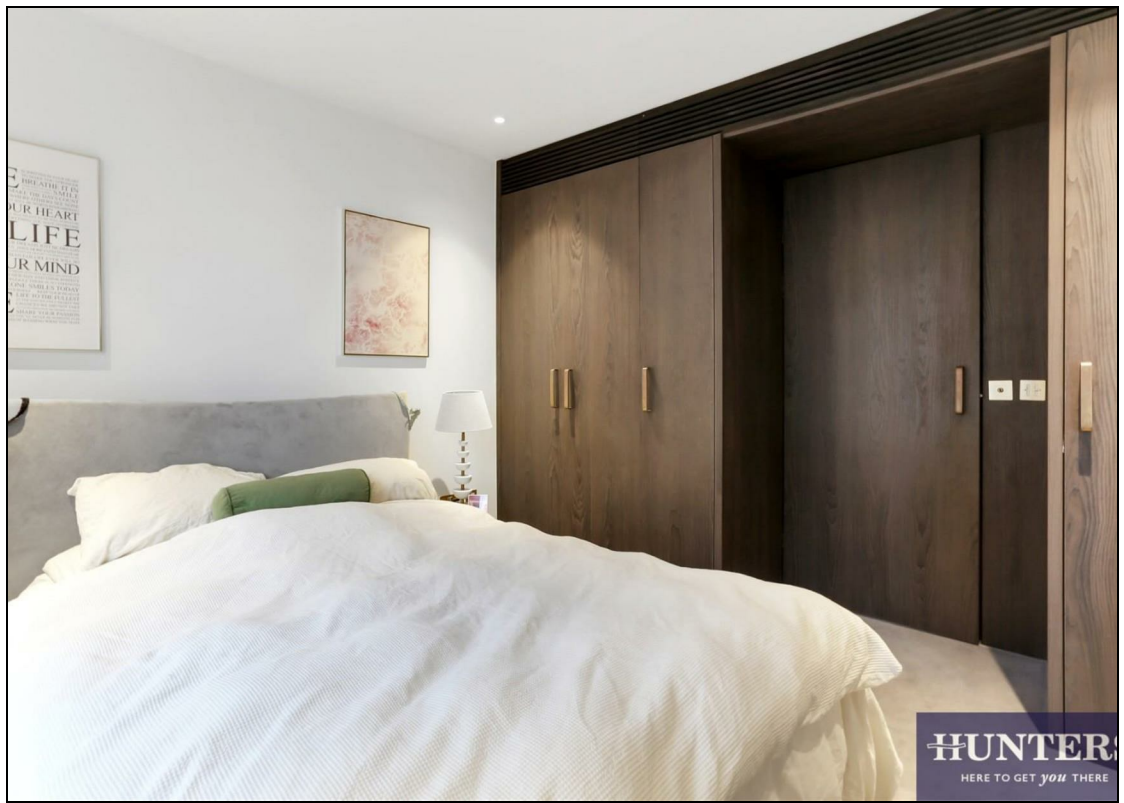


## KEY FEATURES

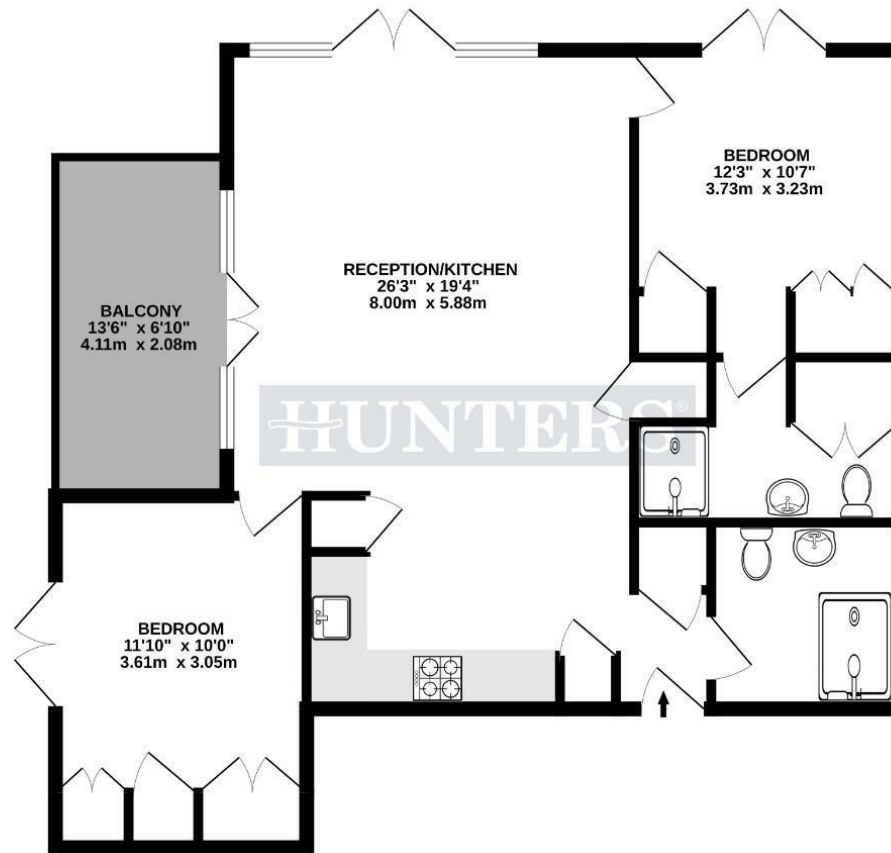
- Two Bedroom Two Bathroom Seventh Floor Apartment
- Luxurious new build development
  - Dual aspect
  - Parquet flooring
- Private balcony with stunning view
  - Sold Chain Free
  - Long lease attached
- Excellent transport links from West Hampstead - Jubilee line, Mildmay overground, Thames link





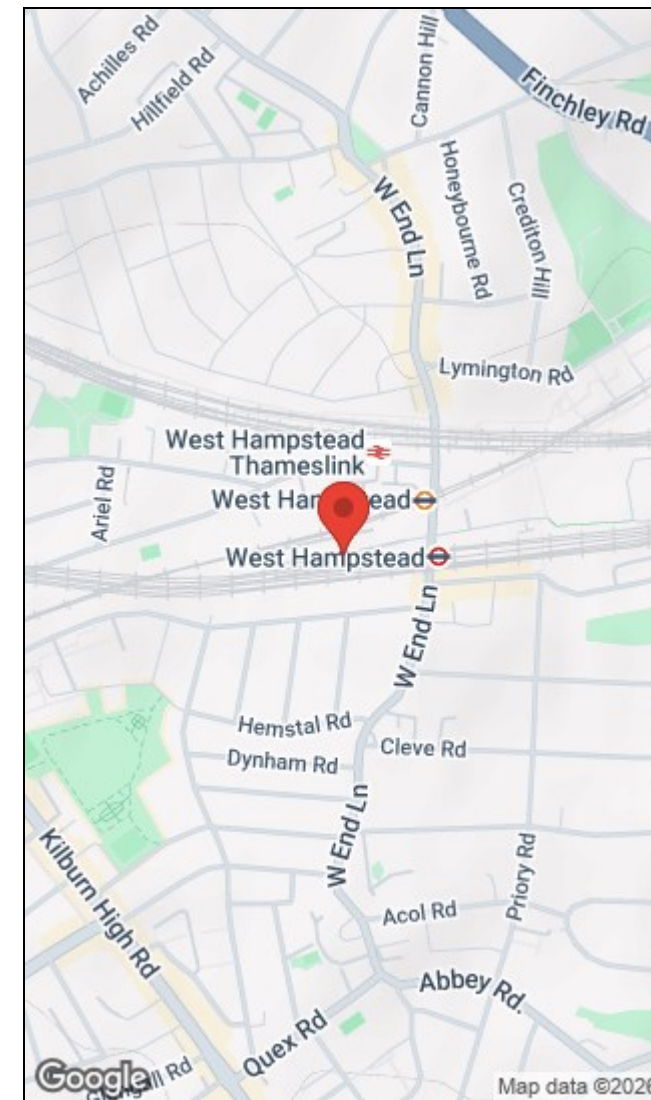


# SEVENTH FLOOR 817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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