



HUNTERS[®]

HERE TO GET *you* THERE



West End Lane, West Hampstead, London, NW6

Offers In Excess Of £490,000



Positioned in the heart of West Hampstead, this beautifully presented two-bedroom apartment offers 614 sq ft of well-planned living space and is ready to move straight into.

The property comprises a principal double bedroom and a second bedroom, both with built-in wardrobes, a modern shower room (with scope to convert back into a full bathroom), and a open-plan reception with a fully integrated kitchen. The property also benefits from having a tranquil East-facing garden.

Offered chain free and with a long lease, this turnkey apartment presents an excellent opportunity for first-time buyers or investors alike.

Ideally located on West End Lane, residents benefit from a superb selection of shops, cafés, and restaurants, along with excellent transport connections including Kilburn High Road (Overground – 0.2 miles), Kilburn Park (Bakerloo Line – 0.3 miles), and West Hampstead (Jubilee Line, Thameslink & Overground – 0.5 miles).

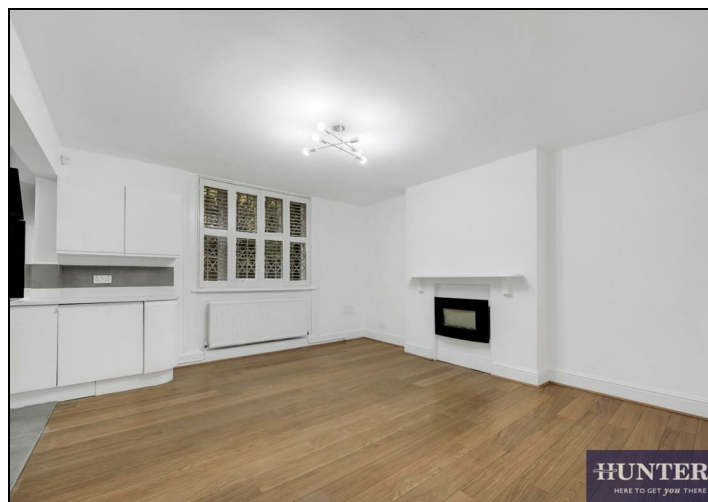
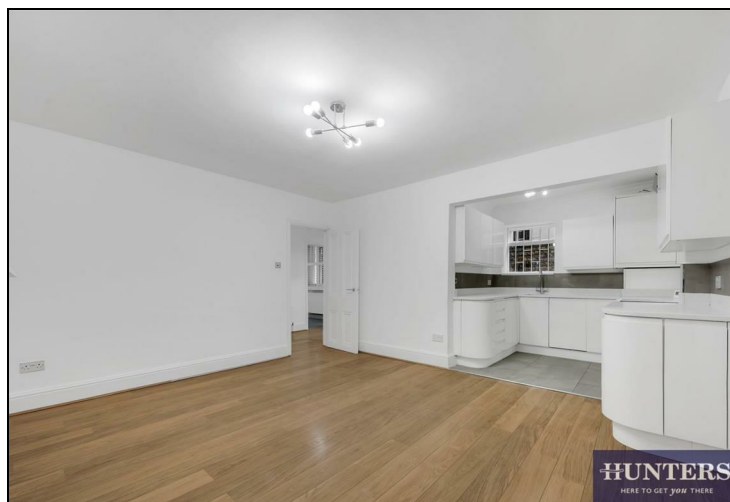
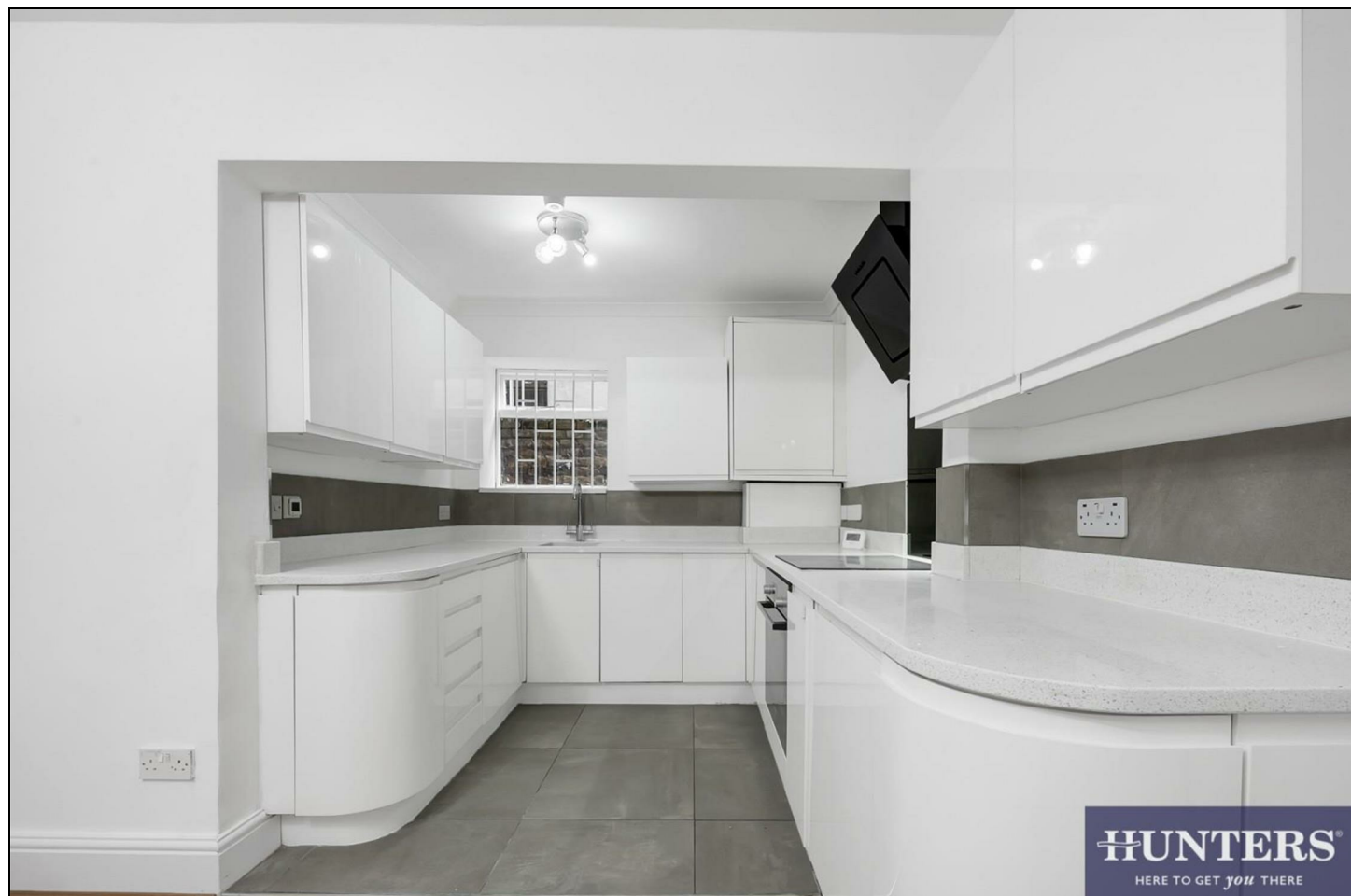
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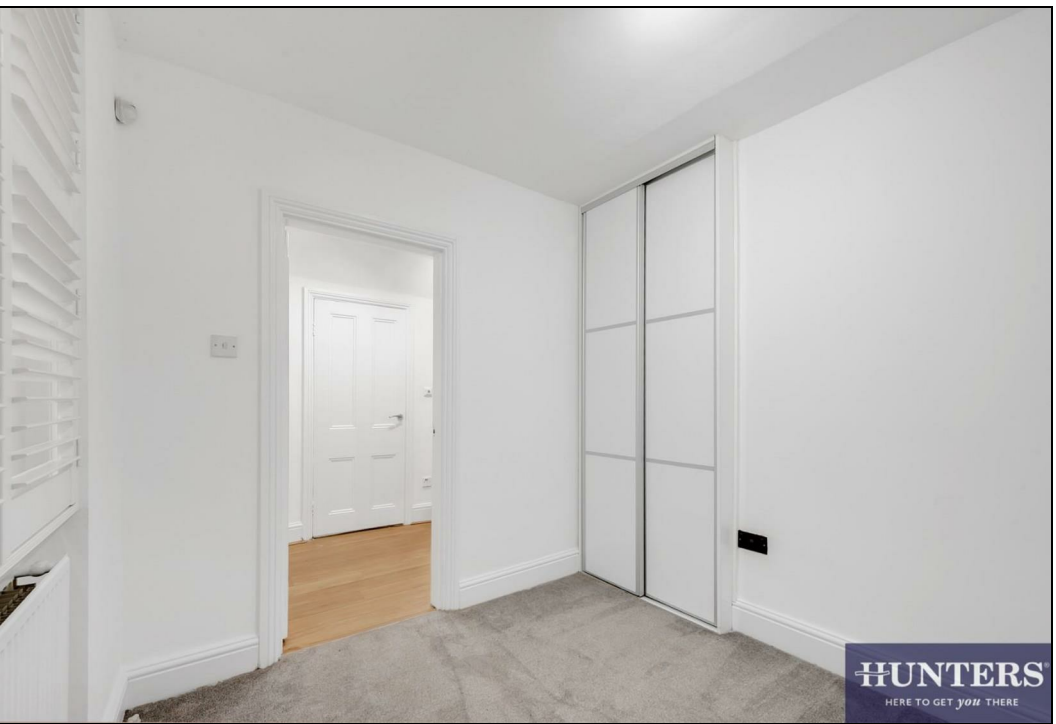


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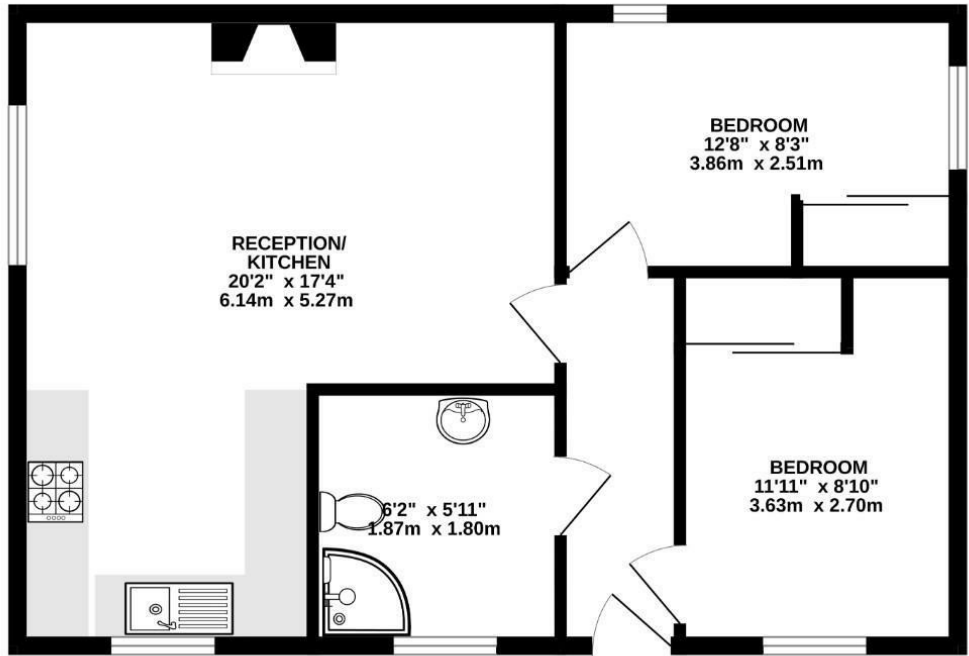
KEY FEATURES

- Two Bedroom Turnkey West Hampstead Apartment
- Over 614 sq.ft. of internal living space
 - Sold chain free
 - Long lease attached
 - Low service charge
 - Communal garden
- Close proximity to West Hampstead and Kilburn High Road amenities



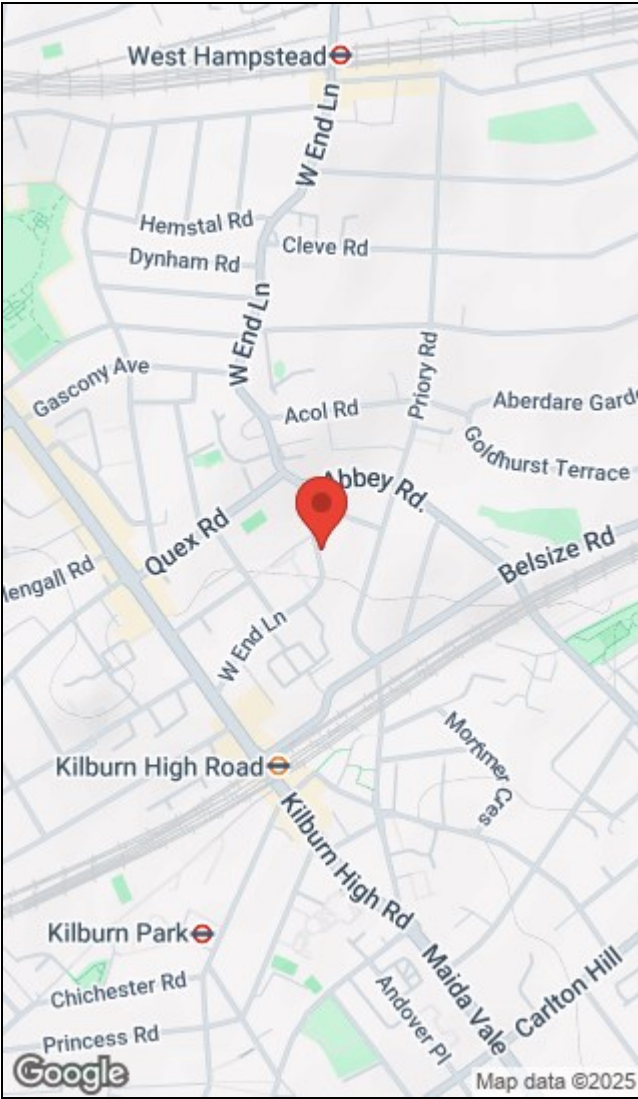


GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		78			
	55				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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