

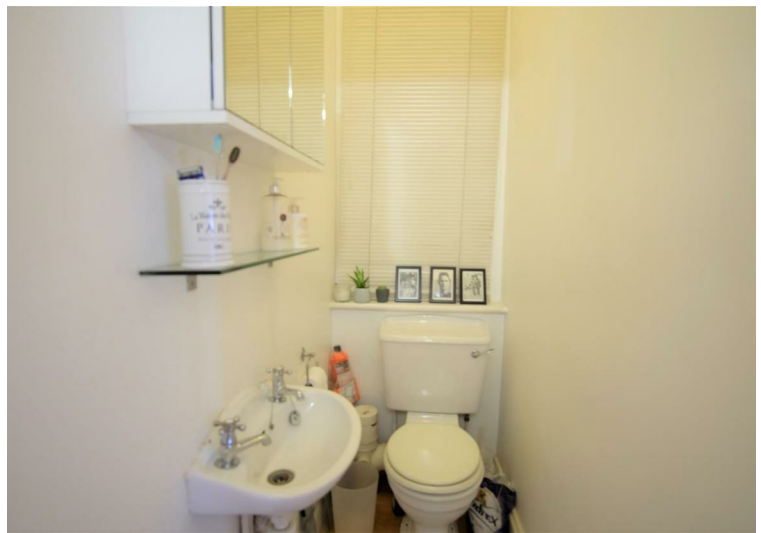


## Cleve Road, West Hampstead, NW6 £1,050 Per Month Furnished

WEST HAMPSTEAD- Superb Location - Studio Flat with separate kitchen - A bright studio flat arranged on the raised ground floor of a handsome period house in one of West Hampstead's premier Roads. The apartment offers a separate fitted kitchen, large studio space and a bathroom with shower. Total 33 Sqm. Cleve Road is very well positioned for the numerous bus routes on West End Lane ( 139, C11 & 328 ) giving direct routes to Brent Cross and London's West End. West Hampstead Underground ( Jubilee Line ) is within easy walking distance as is Finchley Road station (Jubilee and Metropolitan Lines) making access to the West End, City and Canary Wharf very easy. The area is blessed with wonderful local amenities these include two very large supermarkets, 2 large cinema complexes, gymnasiums, shops, an abundance of cafe's and restaurants, a farmers market and many other boutique shops. The flat and the local area are wonderful!

EPC - E  
Camden Council Tax Band C £1,388.76





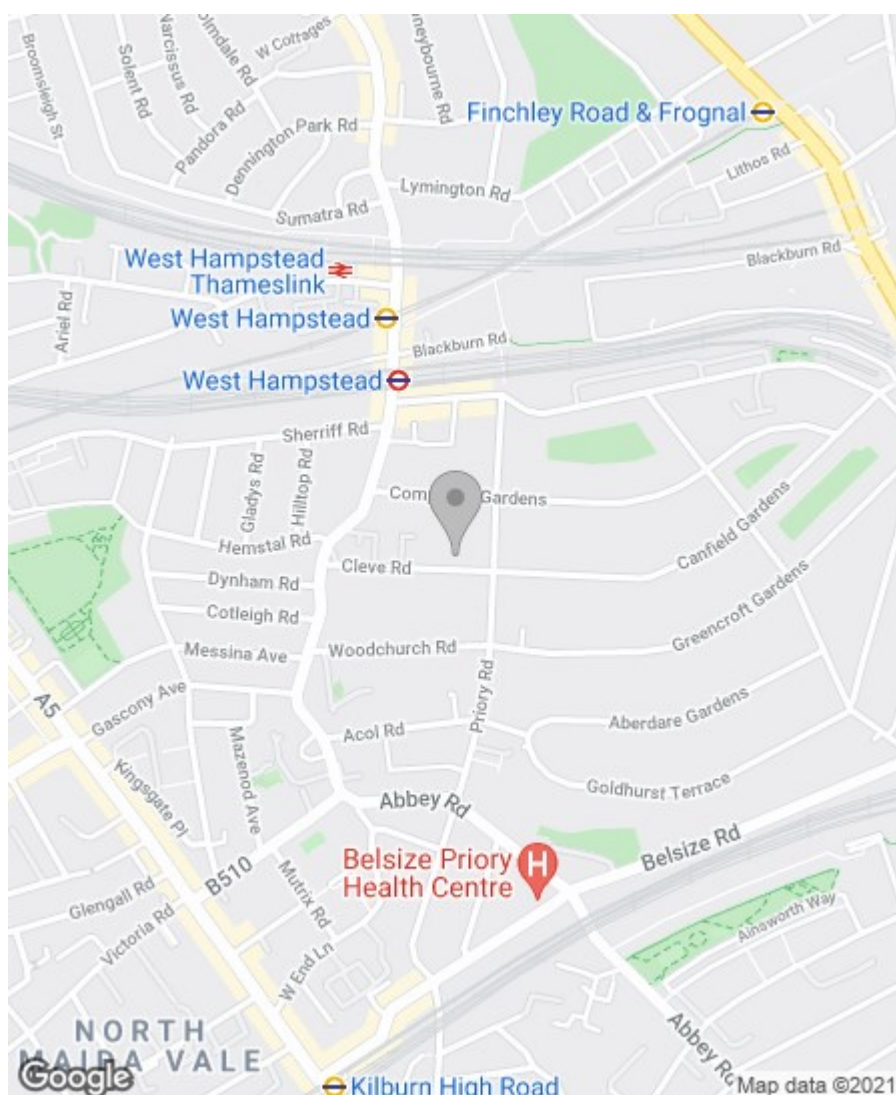
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	West Hampstead, NW6
Price	£1,050 Per Month
Bedrooms	0
Bathrooms	1
Receptions	1
Council	Camden
Tax Band	C
Furnishing	Furnished

## Key Features

- Great location
- Period House
- Great value
- Studio
- Separate Kitchen



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	75

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).