



## Messina Avenue, West Hampstead, London £1,500 Per Month Furnished

Set on the ground floor of this converted residential building in West Hampstead we are very pleased to offer this well proportioned and delightful garden flat.

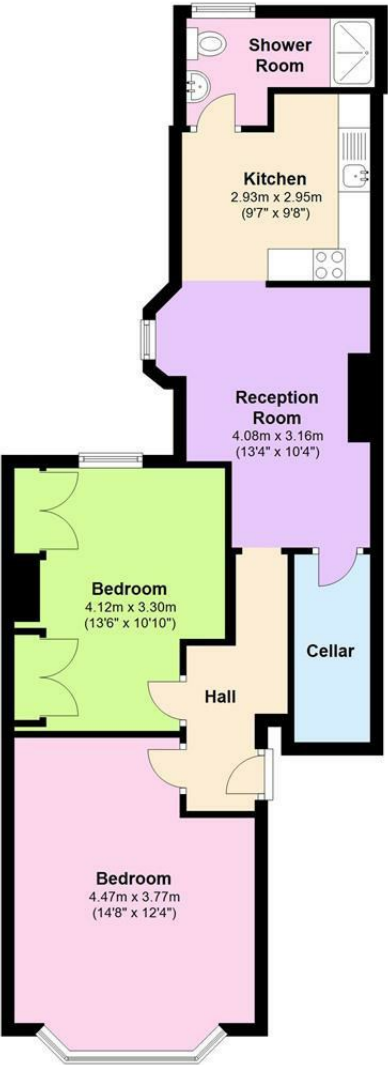
The property boasts a bright master bedroom with bay window and high ceilings, a second double bedroom, shower room, reception with wooden floors which opens onto a modern fitted kitchen, which leads to the private patio garden.

The apartment is located off West End Lane being only a short walk from the numerous shops, cafe's and very popular restaurants the area has to offer. Excellent transport links with West Hampstead ( Jubilee Line ), West Hampstead ( Thameslink ) and 139 Buses to Brent X, Waterloo and Baker Street.





Ground Floor



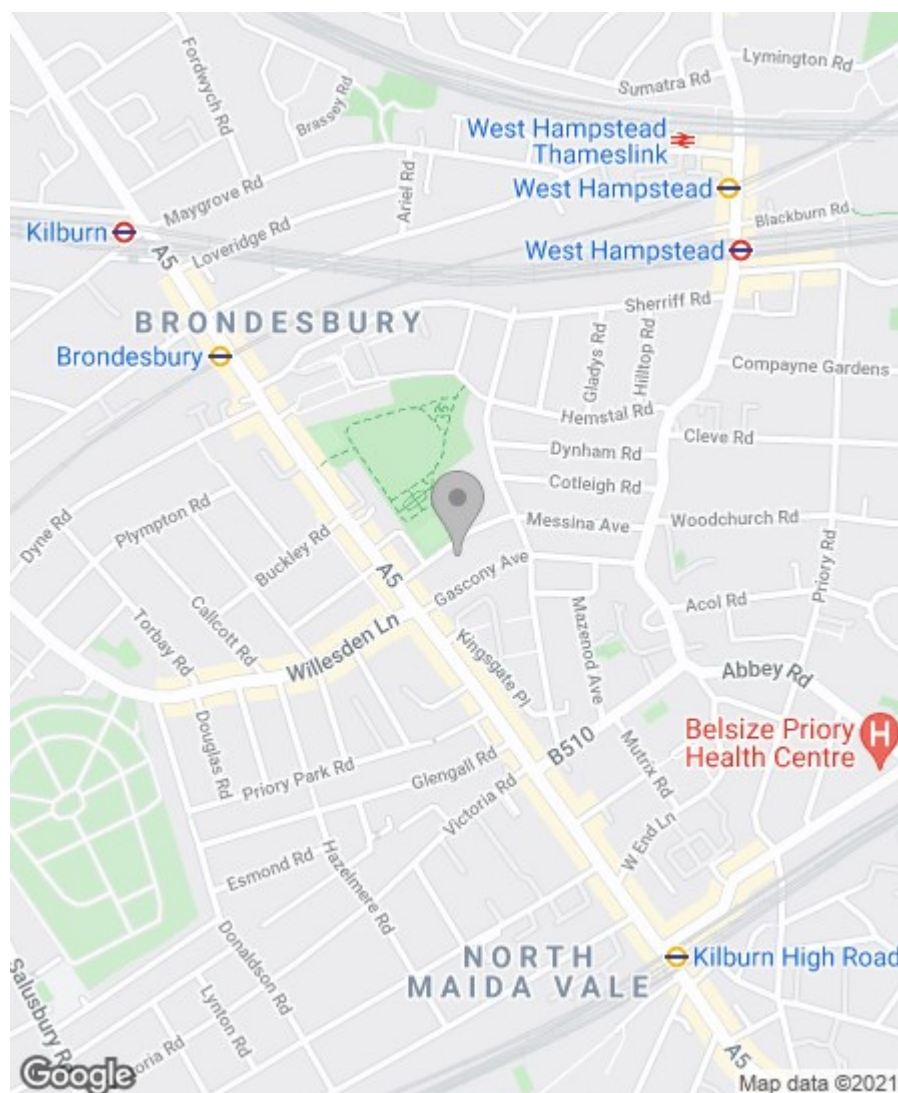


## Property Overview

Location	West Hampstead, NW6
Price	£1,500 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	B
Furnishing	Furnished

## Key Features

- Garden
- Two Double Bedrooms
- Basement Storage
- Modern
- Wooden Floor
- Close to West Hampstead



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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	69	80
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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).

