



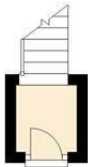
## Messina Avenue, West Hampstead, NW6 £575 Per Week Furnished

Simply Stunning! - This huge three bedroom apartment situated within this well located house offers an abundance of space, light and period features. This apartment occupying the two top floors boasts a magnificent reception room, separate fully fitted kitchen, dining room, four bedrooms and two shower rooms. Benefits include cleaning every 2 weeks . 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.

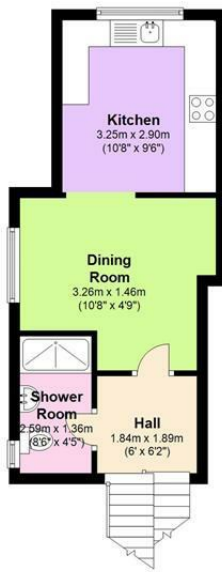




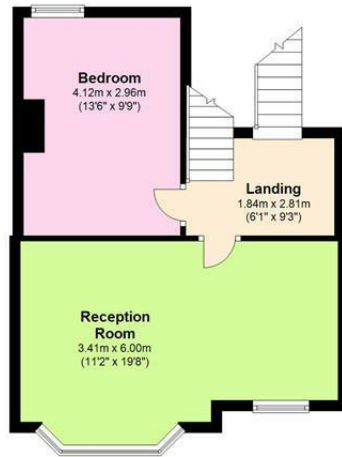
Ground Floor



First Floor



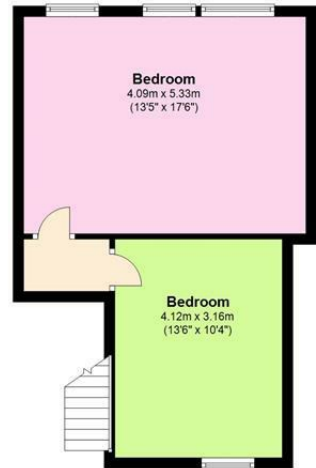
Second Floor



Third Floor



Fourth Floor



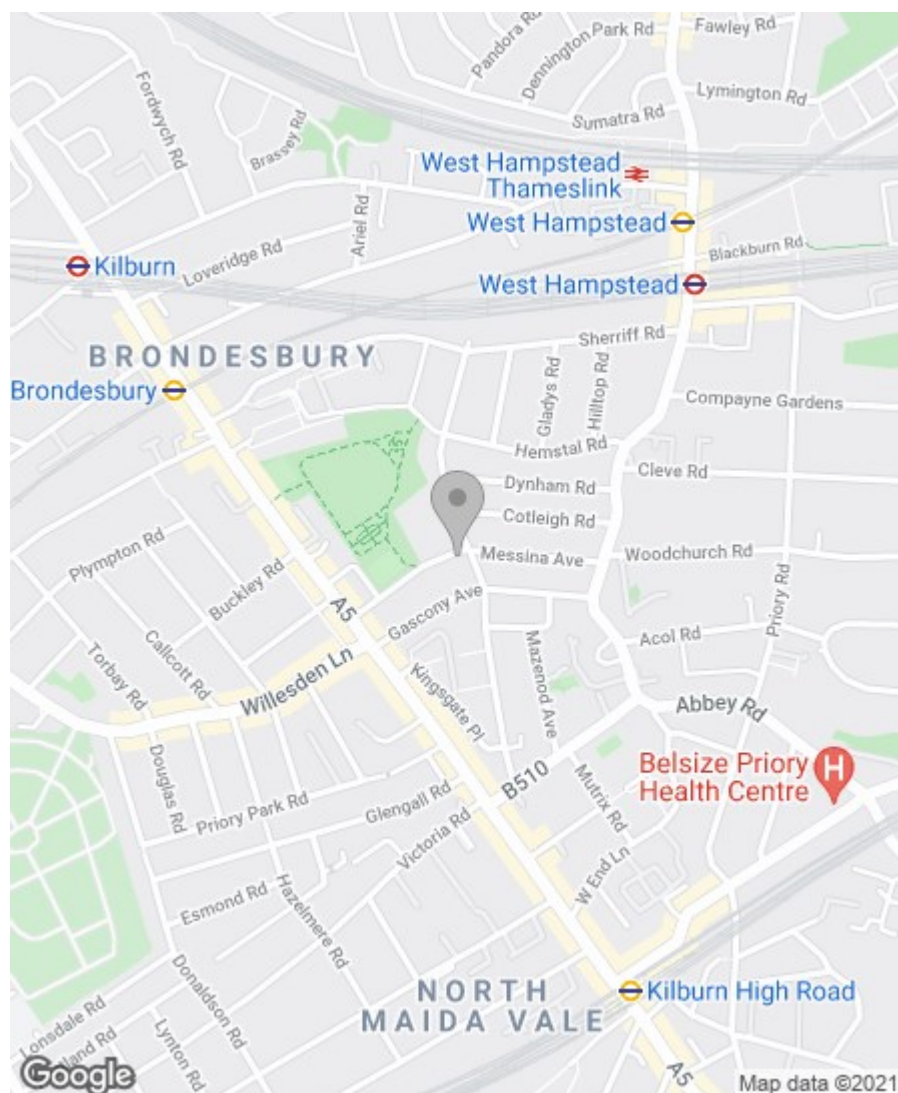


## Property Overview

Location	West Hampstead, NW6
Price	£575 Per Week
Bedrooms	3
Bathrooms	2
Receptions	2
Council	Camden
Tax Band	E
Furnishing	Furnished

## Key Features

- 3 Bedrooms
- 2 Shower Rooms
- Separate Kitchen
- Dining Room
- Double Glazing
- Cleaner
- Close to Transport Links
- Available 31st May



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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		
(55-68) D	67	80
(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).