



Woodchurch Road, South Hampstead, NW6 £1,600 Per Month Furnished

Superb one-bedroom first-floor apartment set within a distinguished detached house.

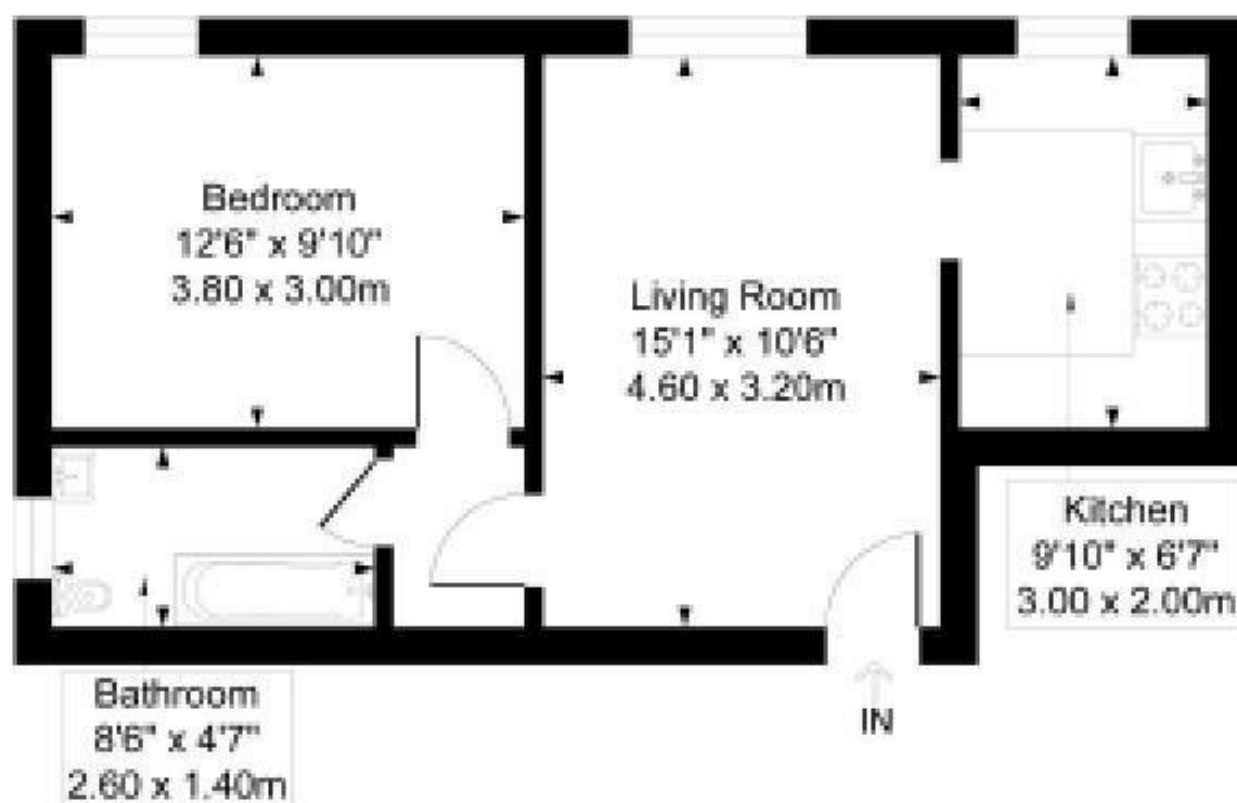
The property (facing the rear) comprises a bright 15' reception room with parquet flooring, a separate fully equipped kitchen, a double bedroom and a modern tiled family bathroom. Further benefits include high ceilings, underfloor heating throughout, communal gardens and storage.

Woodchurch Road is set within the South Hampstead Conservation area and is ideally located a short walk from West End Lane which offers numerous bars, restaurants, cafes and direct transport links (8 minutes) via West Hampstead Thameslink, West Hampstead Overground and West Hampstead Jubilee line. The property is also well located to Finchley Road tube station (Jubilee & Metropolitan lines) and the O2 Centre.



Woodchurch Road

Approximate Gross Internal Area = 39 sq m / 423 sq ft



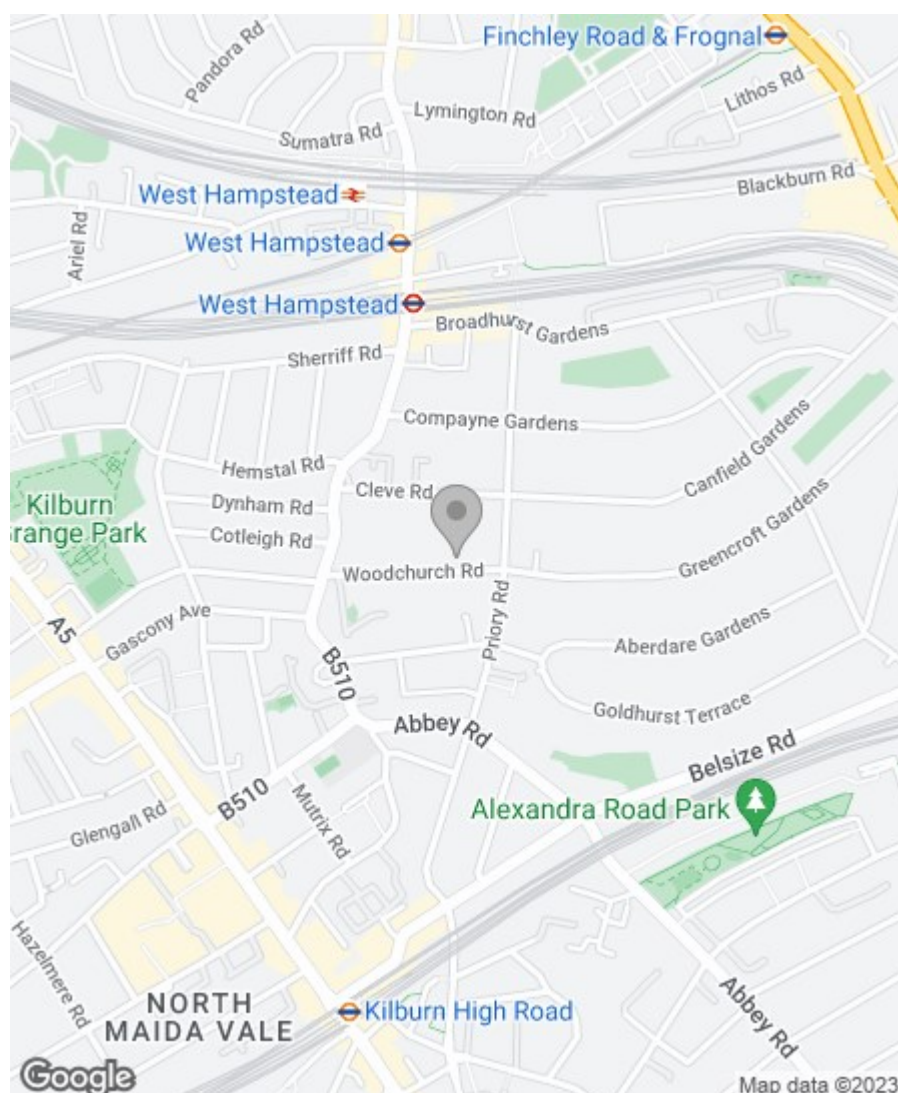
First Floor

Property Overview

Location	South Hampstead, NW6
Price	£1,600 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	C
Furnishing	Furnished

Key Features

- South Hampstead Conservation Area
- Communal Gardens
- High Ceilings
- Separate Fully Fitted Kitchen
- Dishwasher
- Wooden Floors
- Underfloor Heating
- Close to Transport Links
- Close to Amenities



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		
	57	78

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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).