



## Mill Lane, West Hampstead, London, NW6

£650,000

2 2

This charming split-level two-bedroom two-bathroom 794 sq ft flat offers an abundance of natural light and benefits from a south-facing outside space on each floor.

On the second floor, you have two generous double bedrooms (one en-suite shower room), a modern bathroom and a spacious fantastic decked roof terrace with awesome views. On the third floor, you have a sun-drenched open-plan living room and kitchen with bi-fold doors leading you to a private balcony with city views.

Located conveniently for West Hampstead (Jubilee Line), Thameslink and Overground stations. West Hampstead is a vibrant area that offers a community feel and is well-known for providing a great array of fine eateries and local amenities.

### Floor Area

794 sq. ft.

### Tenure

Leasehold

### Service Charge

£ 36% of agreed building costs (in 2023 was £270) per annum

### Ground Rent

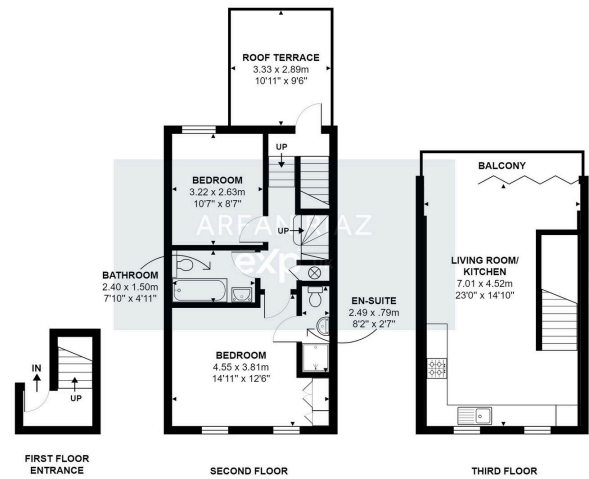
£250 per annum

- QUOTE REF AR0255
- Two bathrooms (one en-suite)
- South-facing balcony and roof terrace
- Excellent transport links
- Charming two bedroom flat
- Sun-drenched open plan living room
- Modern interiors with glass banister
- Residents parking permit cannot be obtained



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APPROX. GROSS INTERNAL AREA: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup> (excluding roof terrace, balcony)



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		