



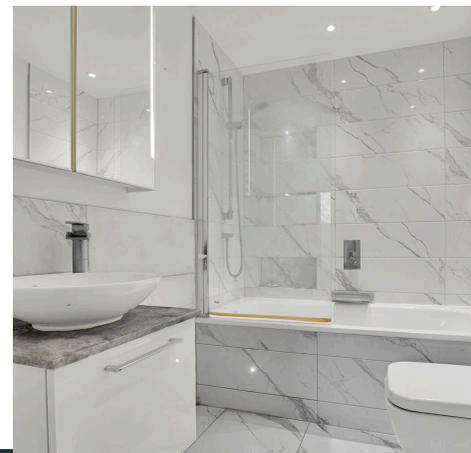
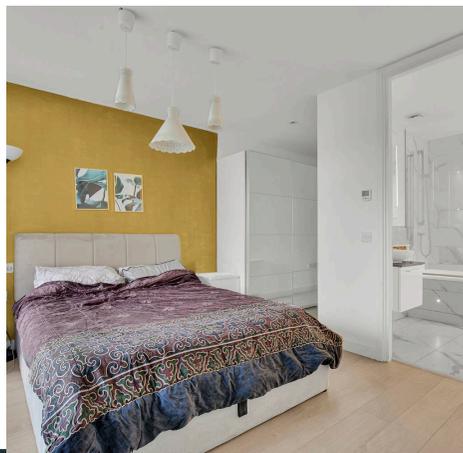
Pearl & Chance

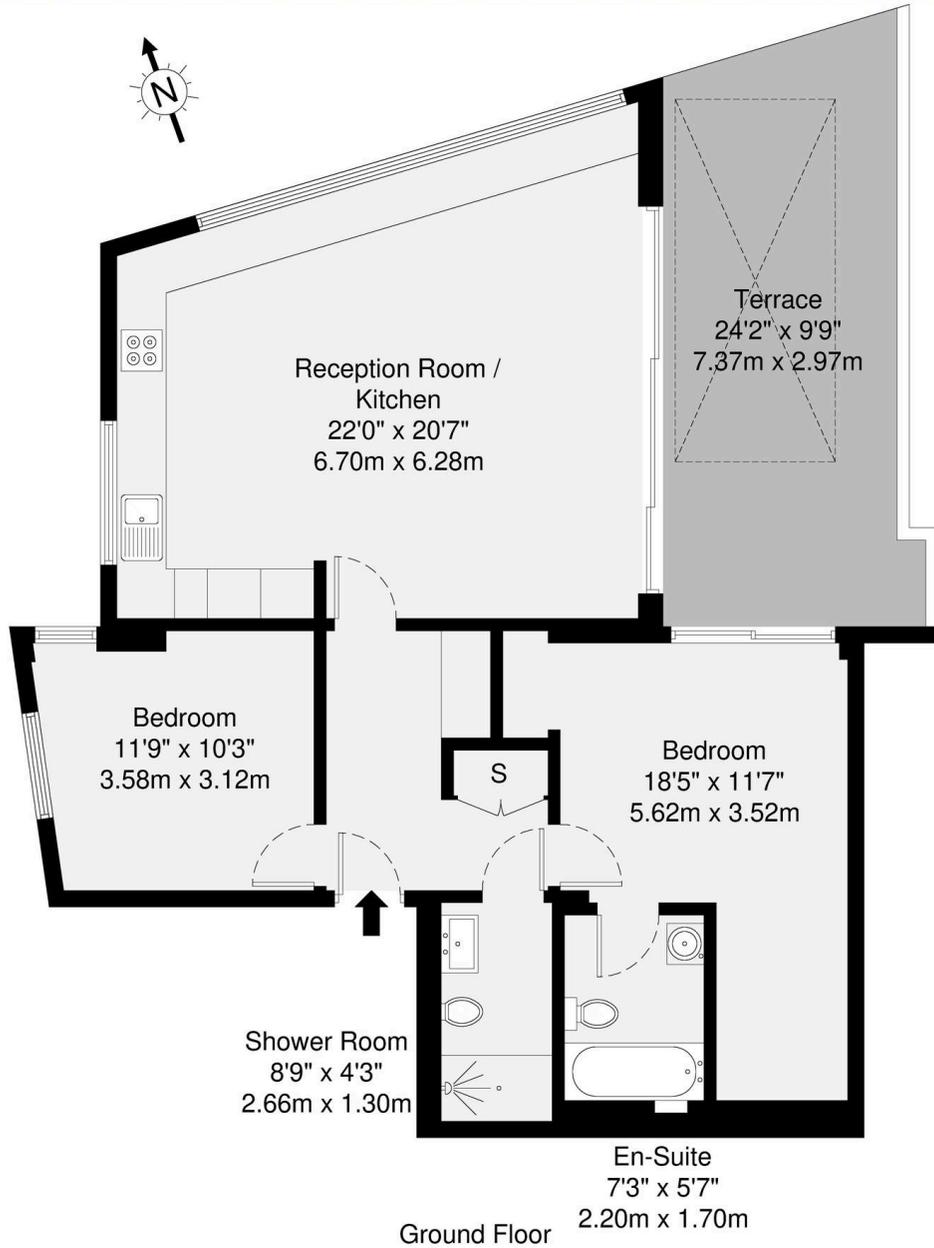
Mill Lane, London, NW6  
£3,500 pcm

## Mill Lane, London, NW11

Short Let. Inclusive of all bills. Available from End of October and offered part furnished, this two-bedroom, two-bathroom flat is set within a distinctive former art studio in the heart of West Hampstead. Located just off West End Lane, it's surrounded by cafés, independent shops, and local restaurants, with both West Hampstead Underground and Thameslink stations within easy walking distance. The flat forms part of a small, well-maintained block with a sharp, modern interior. Inside, the layout centres around a generous open-plan reception and kitchen space with dual-aspect windows, pendant lighting, and white cabinetry with marble-effect worktops. Bosch appliances are integrated, including a full-size dishwasher. Sliding doors open directly onto a private terrace spanning more than 24 ft. The main bedroom includes built-in storage and an ensuite bathroom with bath and overhead shower.

- Available End of October
- Two Double Bedrooms
- Two Bathrooms
- Dishwasher
- Large Patio Terrace
- Excellent Location
- Close to West Hampstead Station
- Inclusive of all Bills





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
78.3 sq m / 842 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.6 sq m / 6 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
21.9 sq m / 235 sq ft

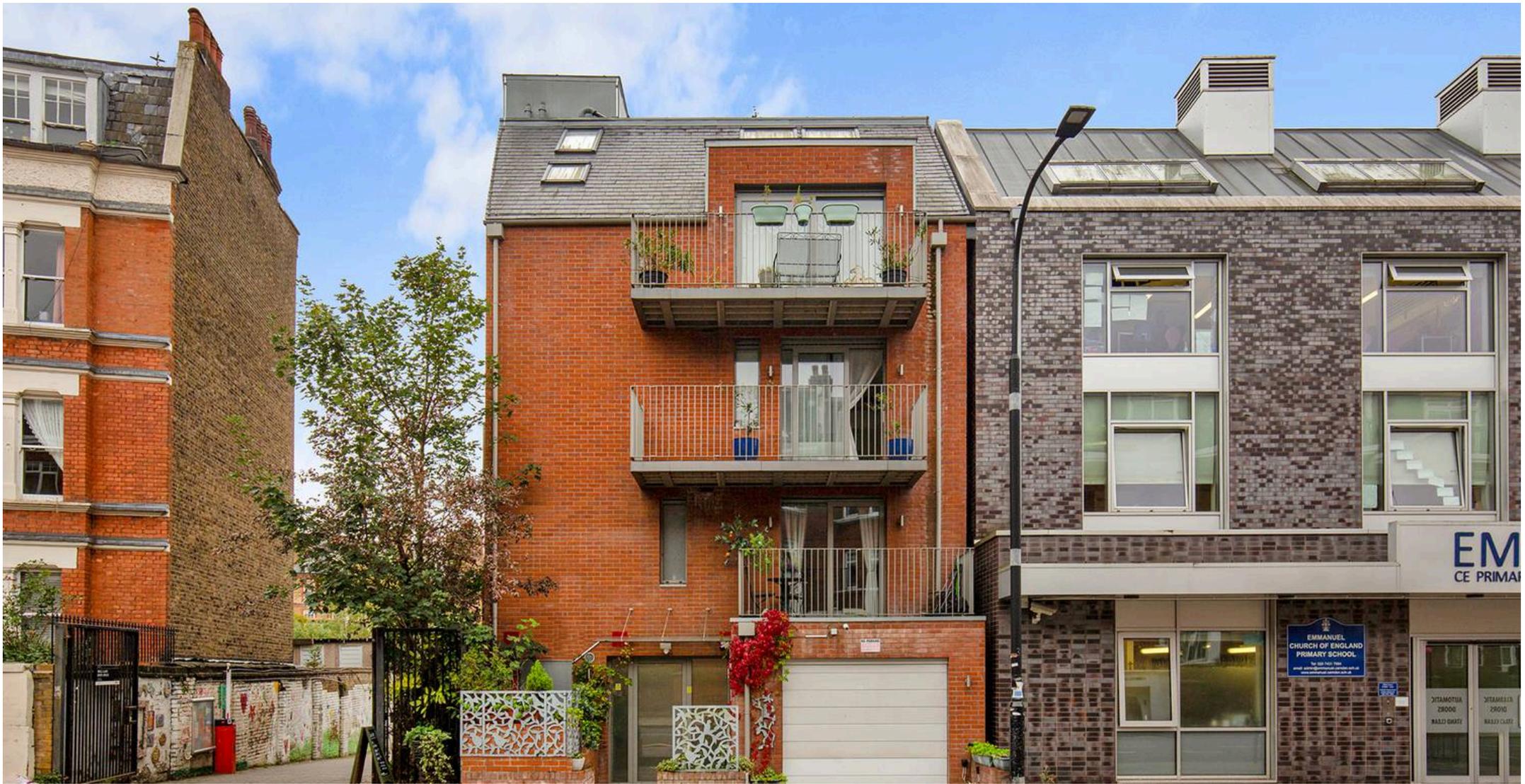
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.