



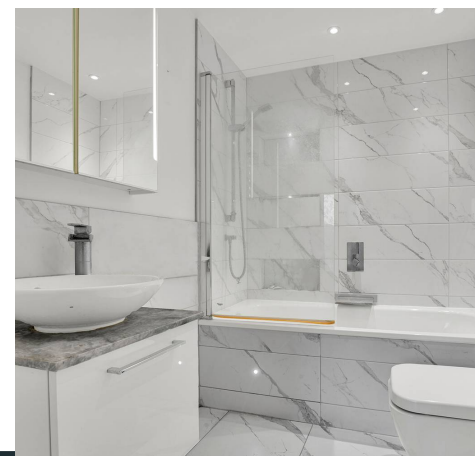
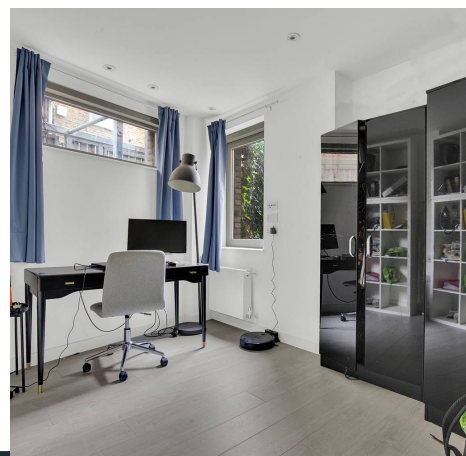
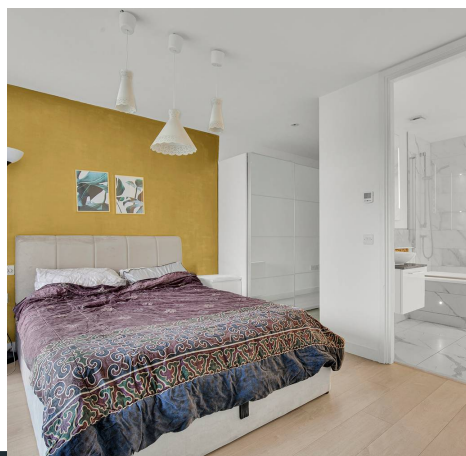
Mill Lane, London, NW6

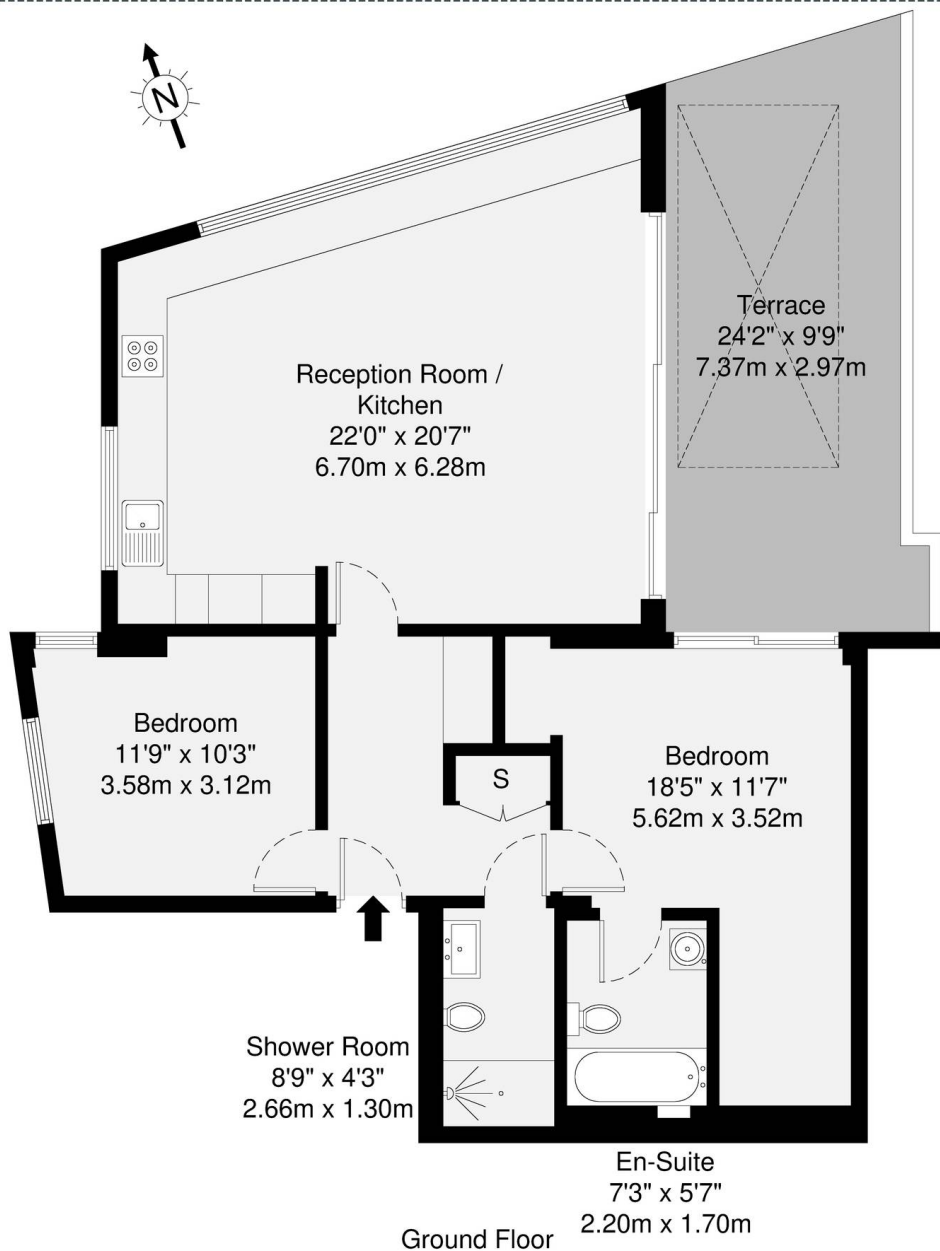
A two-bedroom, two-bathroom flat set within a distinctive former art studio just off West End Lane, in the heart of West Hampstead. Moments from cafés, restaurants, local shops, and within easy reach of both West Hampstead Underground and Thameslink stations.

The flat offers a generous open-plan kitchen and reception space with Bosch appliances, marble-effect worktops, and direct access to a private terrace spanning over 24 ft.

The main bedroom includes built-in storage and an ensuite with bath and overhead shower. The second bedroom is served by a separate shower room with full-height marble-style tiling and rainfall fitting. A built-in utility cupboard provides additional storage. Viewings highly advised.

- Deposit £3,230
- Available End of October
- Council Tax Band: F
- Two Double Bedrooms
- Two Bathrooms
- Dishwasher
- Large Patio Terrace
- Excellent Location
- Close to West Hampstead Station





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

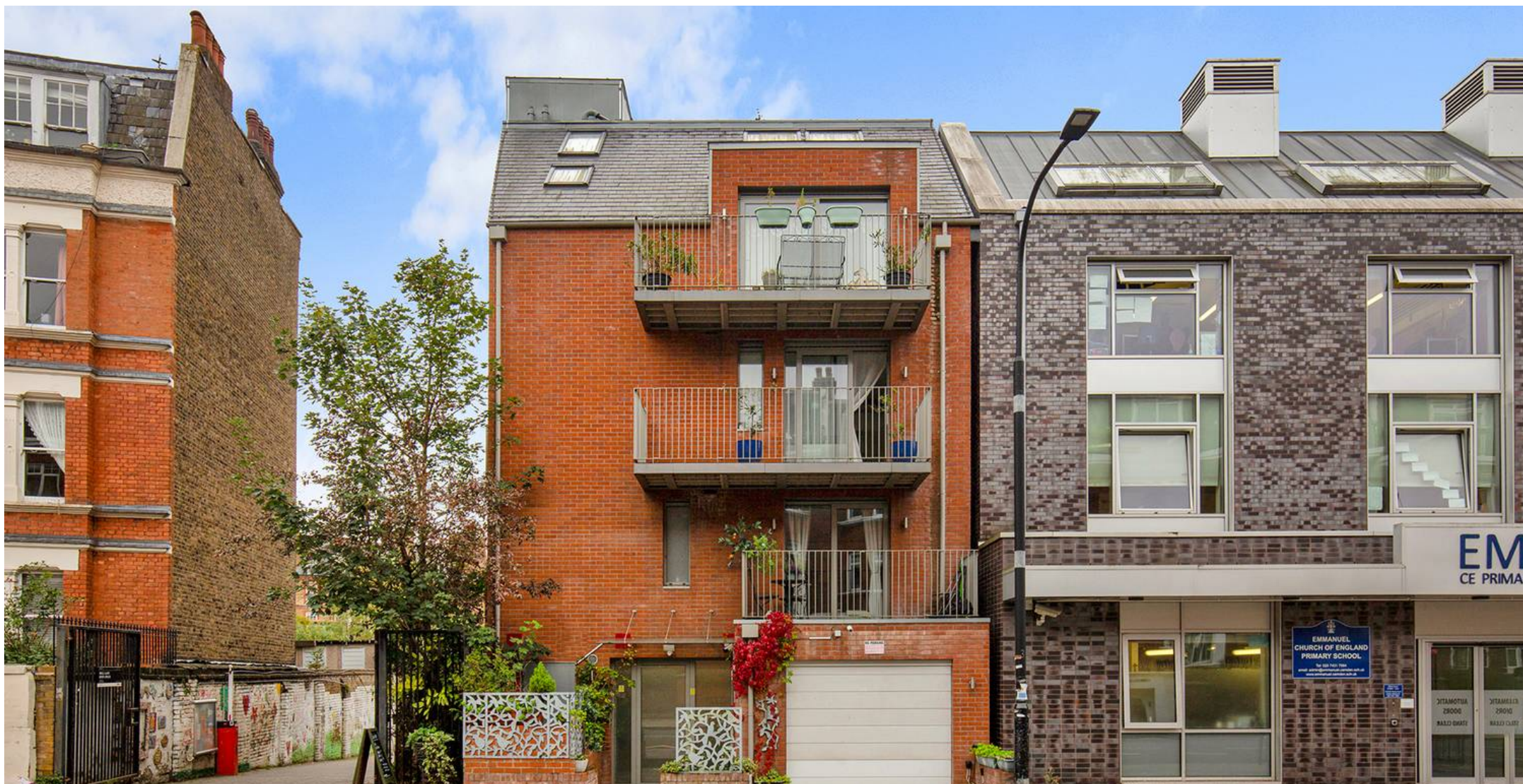
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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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.