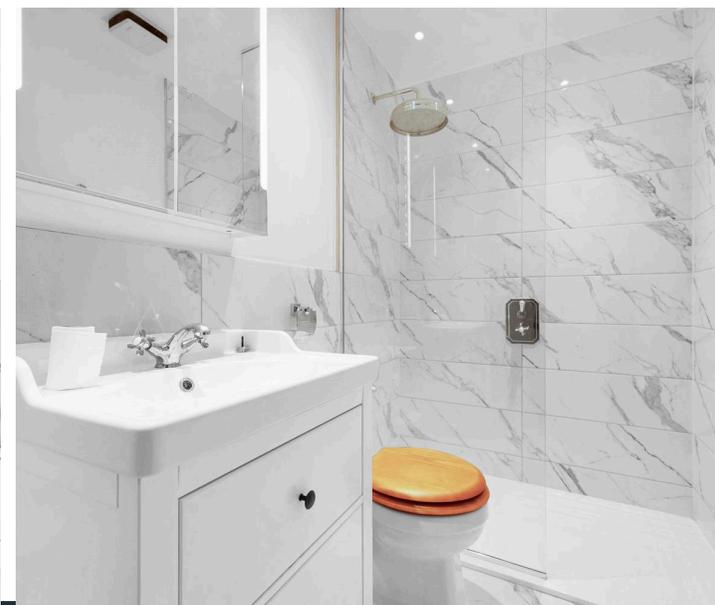
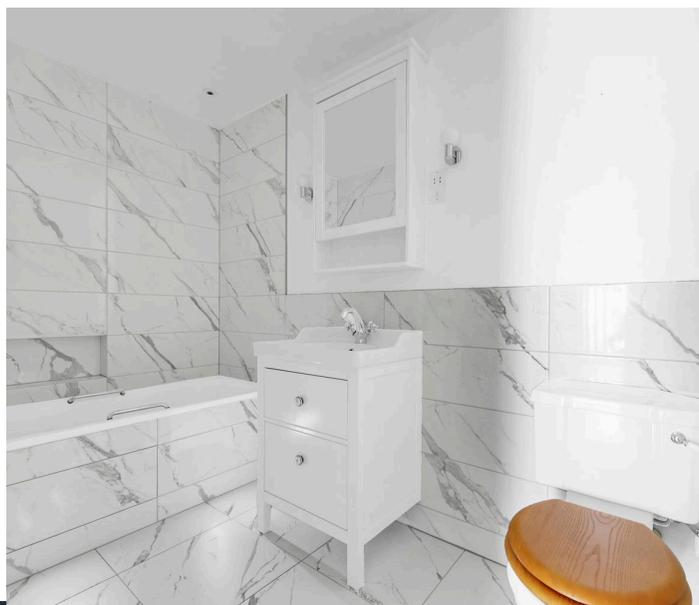




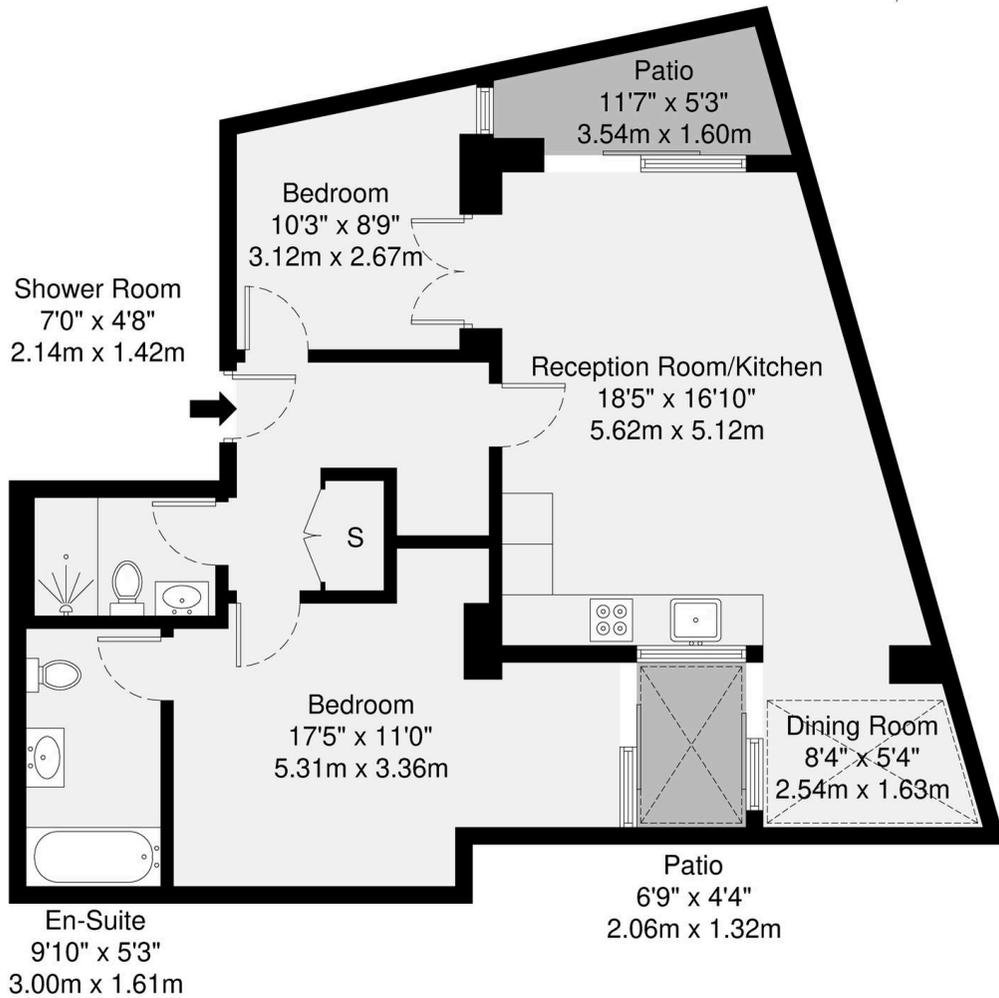
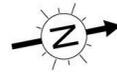
## Mill Lane, London, NW6

Available Mid April! A unique and stylish two-bedroom, two-bathroom lower ground floor flat set just off West End Lane in the vibrant West Hampstead area. Located close to local shops, cafés, and restaurants, with West Hampstead station only a short walk away. Originally an art studio, the building has been converted into a small block of apartments with lift access. The block itself is one of a kind, featuring a stylish interior throughout and retaining its original character and charm. The flat offers a large open plan kitchen and living space with a separate dining area. The kitchen is fitted with Bosch integrated appliances, including a dishwasher. A walkway with roof glazing connects two rooms, bringing natural light through the property and enhancing its distinctive layout. The main bedroom has its own en suite bathroom, while the flat also includes a separate shower room with WC. Both bedrooms are well-sized.

- Available Mid April
- Deposit £3,000
- Council Tax Band: F
- Two Double Bedrooms
- Two Bathrooms
- Lift Access
- Dishwasher
- Close to Station
- Excellent Location







Basement

## 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>71</b> | <b>71</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> |           |           |

**England, Scotland & Wales** EU Directive 2002/91/EC

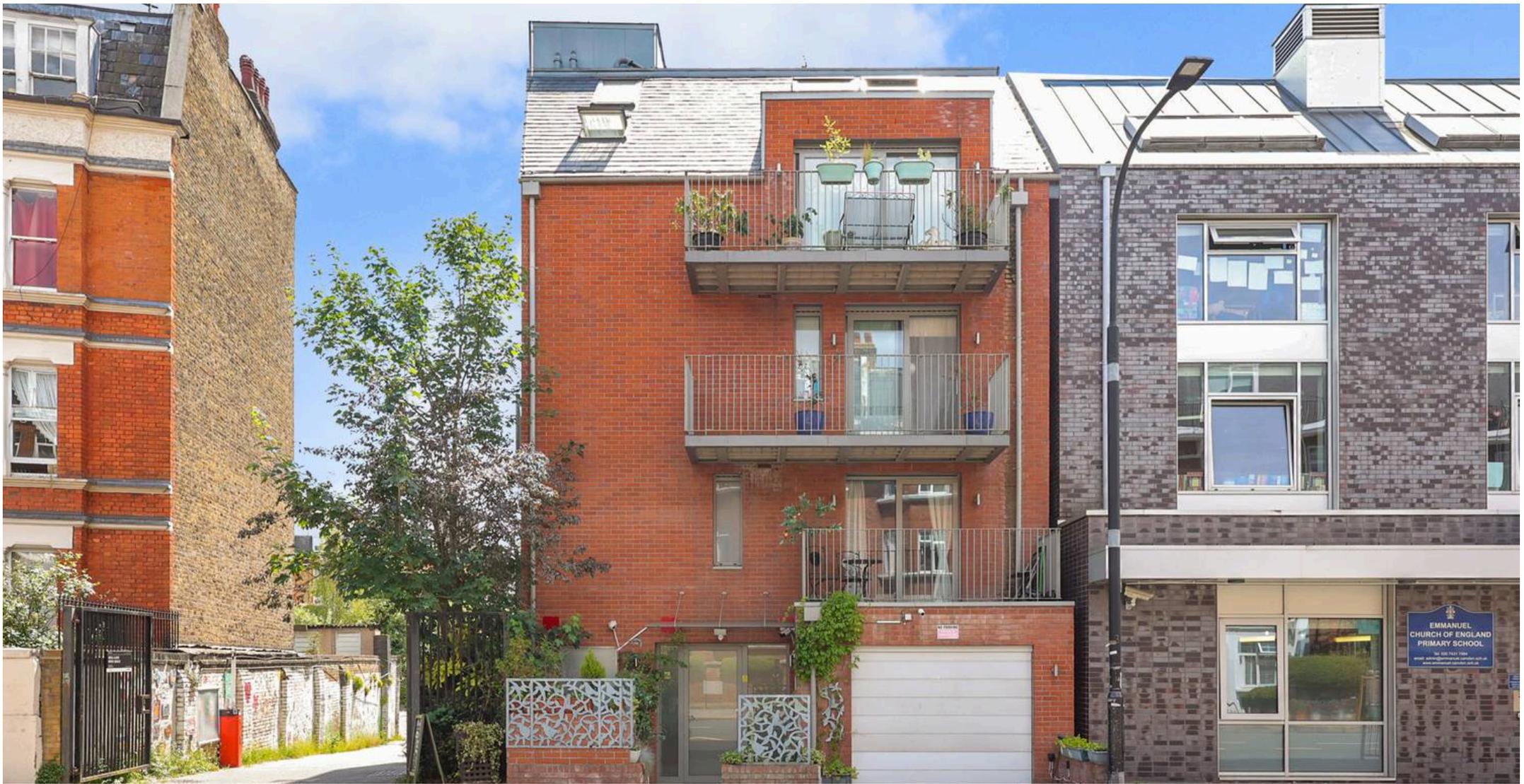
GROSS INTERNAL AREA (GIA)  
The footprint of the property  
71.7 sq m / 771 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.9 sq m / 9 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
8.3 sq m / 89 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.



## Pearl & Chance

1 Hoop Lane, London - NW11 8JR

0208 059 5559

[info@pearlandchance.co.uk](mailto:info@pearlandchance.co.uk)

<http://pearlandchance.co.uk>

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.