



## BRAND NEW REFURBISHMENT OF 29 SPACIOUS HIGH QUALITY STUDIO, 1 & 2 BED

### The Clockwork Factory Apartments, West Hampstead

**1 Bedroom Apartment -  
667 sq ft**

**Kitchen/Reception**  
27' x 11'7  
8.23m x 3.53m

**Bedroom**  
20' x 11'11  
6.10m x 3.63m

**On-site Laundry Room**

**Sky Ready**

**Fully Furnished**

Situated in the heart of West Hampstead barely a 1 minute walk to the Jubilee Line, London Overground and Thameslink stations and local shops, bars and restaurants.

All 1 bedroom apartments are suitable for double occupancy and benefit from fully fitted kitchens with full height fridge-freezer, dishwasher, oven and hob. All 1 beds have large double beds with under bed storage, triple door wardrobes and additional, gallery storage in some flats and luxury bathrooms.

(All furniture shown is included except soft furnishings, which are available for a small extra cost)

Available from the end of January 2017.

**£425 Per Week**  
Fees apply

Contact us now to view this property

**020 7794 0075**

174 West End Lane, West Hampstead, London NW6 1SW

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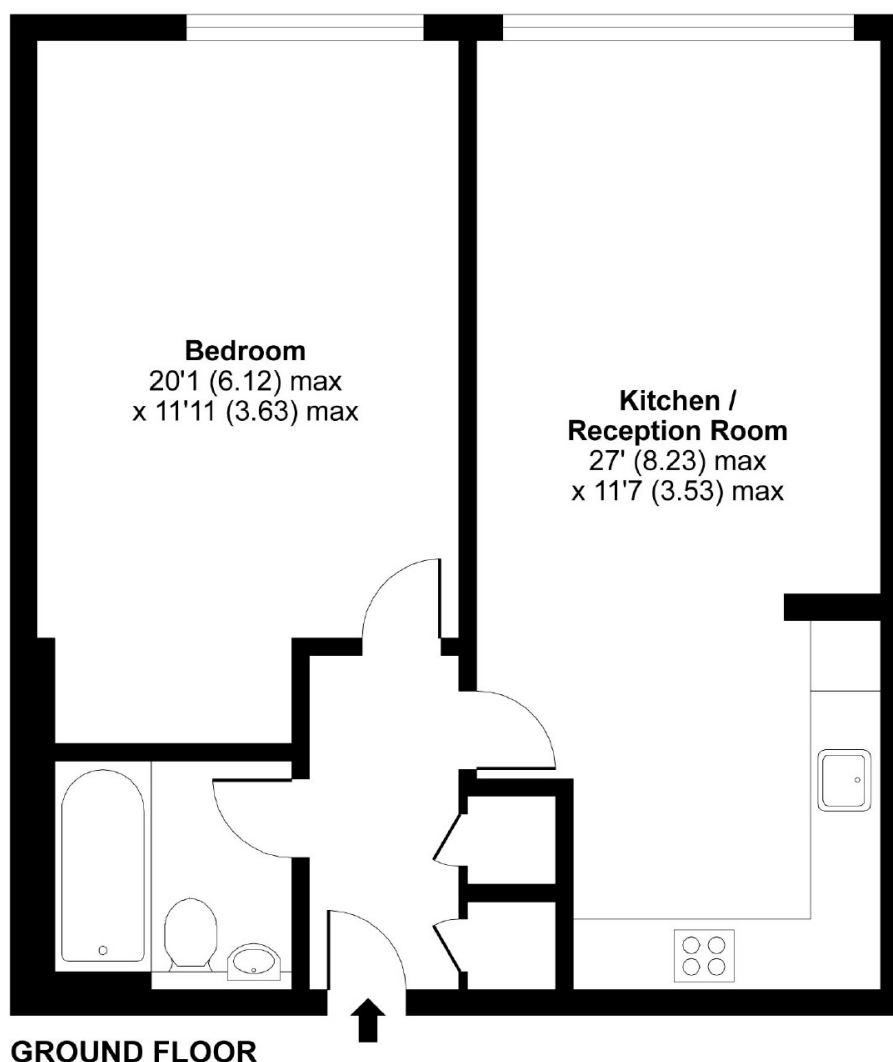
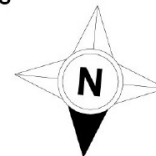


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	43
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	50
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## The Clockwork Factory Apartments, West Hampstead, NW6 1 Bedroom Suitable For Double Occupancy

APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT 60.2 SQ METRES



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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