



Pandora Road  
West Hampstead, NW6 1TS

**Kitchen/Reception**

23'4 x 13'4

7.11m x 4.06m

**Bedroom 1**

14'9 x 9'9

4.50m x 2.97m

**Bedroom 2**

10' x 8'5

3.05m x 2.57m

A well-presented, quiet, light and sunny two double bedroom first floor apartment located on one of the most desirable roads in the heart of West Hampstead (607 f2 / 56 m2)

In addition to two double bedrooms, the flat comprises a large open plan kitchen-reception room and shower-room. There is also share of a basement storage area.

Pandora Road is one of West Hampstead's prime streets and, whilst very quiet, is only a short walk from West End Lane's shops and restaurants. It is ideally located for the Jubilee, Overground and Thameslink stations as well as several bus routes.

Share of freehold. Chain free.

**Asking Price £545,000**

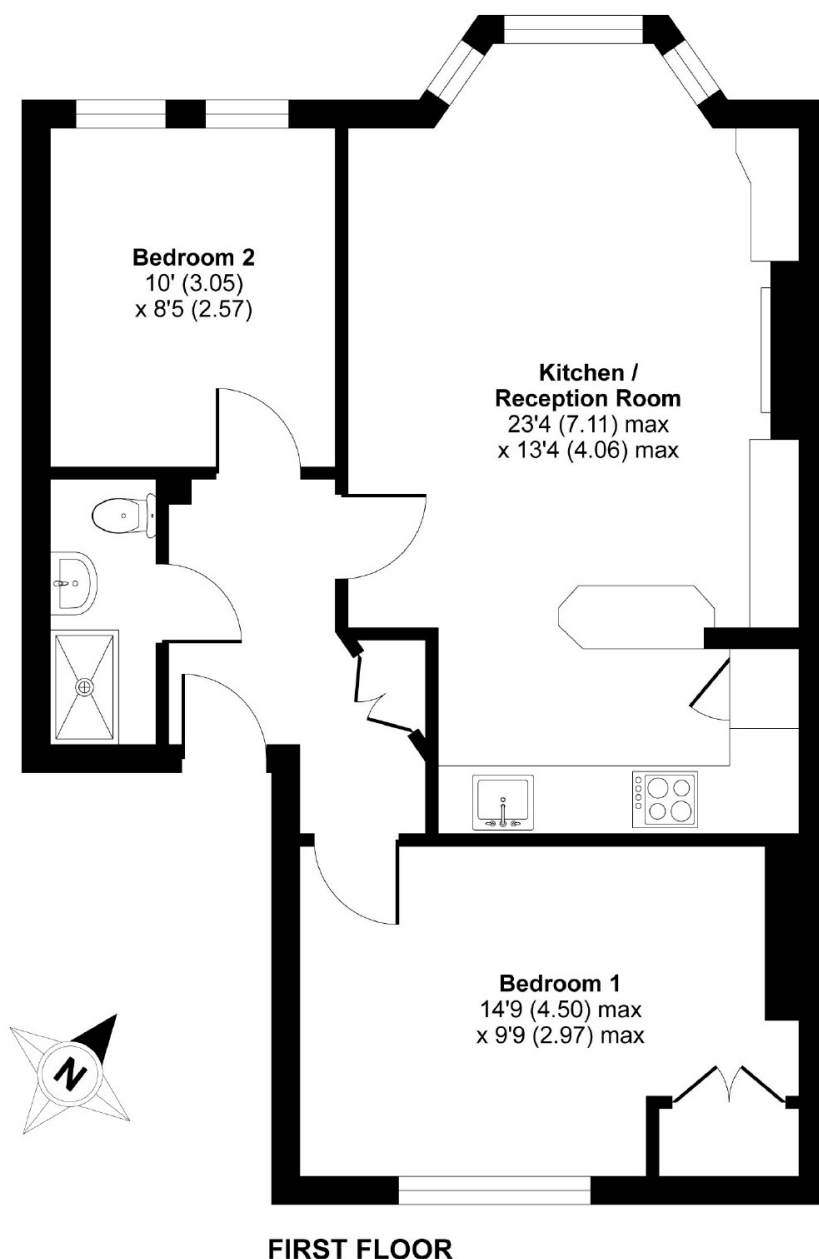


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 64                      | 71        |
| 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   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  | 64                      | 72        |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## Pandora Road, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 607 SQ FT 56.4 SQ METRES



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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