



**Messina Avenue  
West Hampstead, NW6 4LE**

**Kitchen**  
11'2 x 9'9  
3.40m x 2.97m

**Reception**  
17'4 x 13'8  
5.28m x 4.17m

**Bedroom 1**  
14'1 x 9'9  
4.29m x 2.97m

**Bedroom 2**  
12'2 x 11'  
3.71m x 3.35m

**Roof Terrace**  
15'6 x 9'10  
4.72m x 3.00m

Stylish two bedroom duplex apartment (816 sq ft / 75 sq m) over the first and second floors of this period conversion in West Hampstead.

Comprising two generous double bedrooms, bright and spacious reception room and shower room on the first floor with the modern kitchen and roof terrace on the second floor.

The property is well located for the Jubilee, Thameslink and London Overground lines at West Hampstead as well as all the shops and restaurants on West End Lane.

Leasehold - 125 years remaining

**Asking Price £550,000**

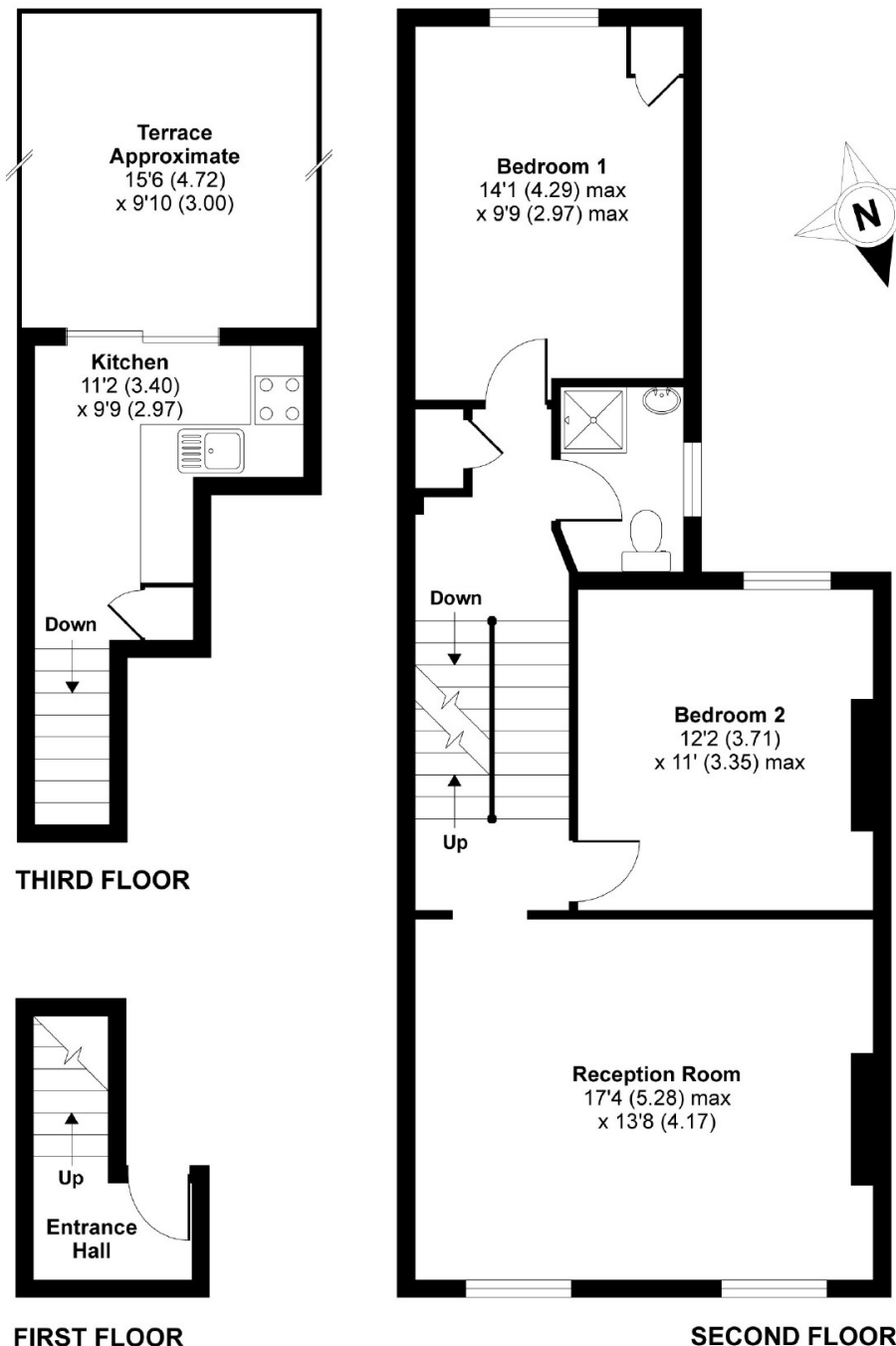


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		52	67
		EU Directive 2002/91/EC	

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			
England & Wales		46	61
		EU Directive 2002/91/EC	

## Messina Avenue, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 816 SQ FT 75.8 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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