



Well Presented Two Bedroom Garden Apartment in Popular West Hampstead

Messina Avenue, West Hampstead, NW6

Price £635,000 - Leasehold

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A well presented two bedroom garden apartment in a popular residential street in West Hampstead, located moments from bustling West End Lane, offering a flexible open plan living space. The property comprises of a good sized reception room with open plan kitchen and leading onto a private paved and pebble garden with a substantial outbuilding, principle bedroom, shower room and with a second double bedroom on the raised ground floor. Messina Avenue is well located for nearby shops, restaurants and cafes, as well as excellent transport connections at West Hampstead (Jubilee Line), London Overground and Thames Link.

- Reception room
- Fully fitted open-plan kitchen
- Bedroom with fitted wardrobes
- Second double bedroom
- Shower room
- Private paved & pebble garden
- Outbuilding

- *Camden Council Tax Band: B £1,477.90*
- *EPC Rating: 63/D*
- *Approx Gross Internal Area: 768 sq ft*
- *Tenure: Leasehold 125 Yrs Remaining from Dec 2002*
- *Service Charge: £660 Per Annum*
- *Ground Rent: £60 Per Annum*



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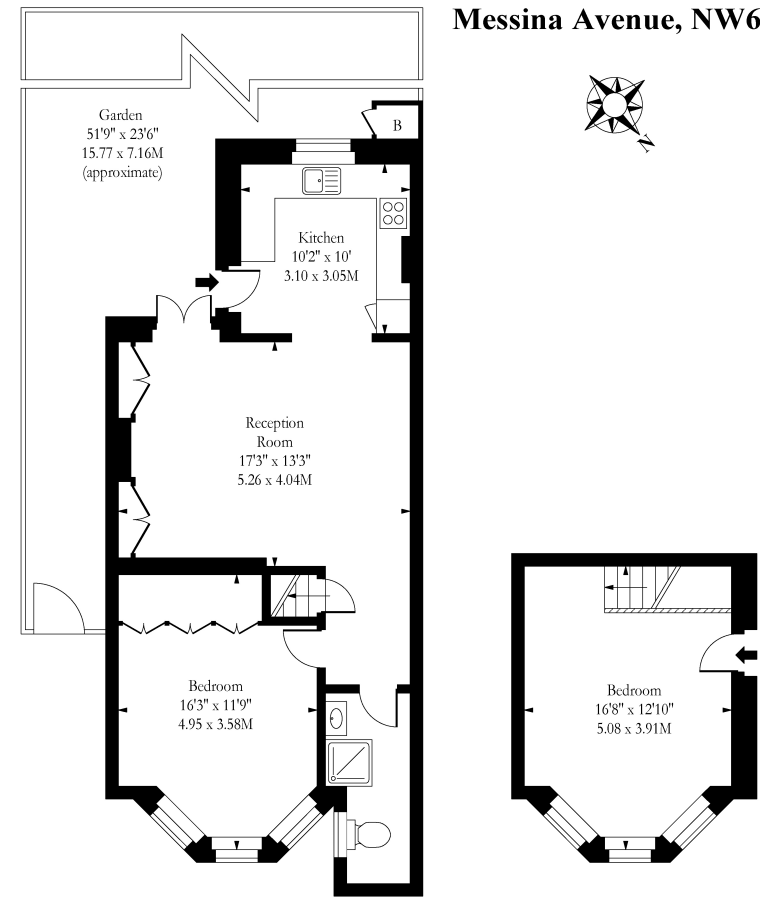
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Approx Gross Internal Area: **768 Sq Ft / 71.35 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.

Messina Avenue, NW6



Lower Ground Floor

Raised Ground Floor

Approx Gross Internal Area 768 Sq Ft - 71.35 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale
www.tomekphotography.co.uk

For Illustration Purposes Only – Not To