

## GONDAR GARDENS, WEST HAMPSTEAD, LONDON NW6 £395 PW



## **SPACIOUS 1 BED - WEST HAMPSTEAD NW6**

**PROPERTY REFERENCE CODE: RL0144** 

## **GONDAR GARDENS, WEST HAMPSTEAD, LONDON NW6**

This exceptionally spacious 1 bedroom apartment flat boasts a fantastic living space, great kitchen, immaculate shower room and a fabulous communal garden.

- AN IMPRESSIVE 1 BEDROOM APARTMENT
- CONTEMPORARY SHOWER ROOM
- GOOD SIZE BEDROOM

- EXPANSIVE COMMUNAL GARDEN
- CLOSE TO FORTUNE GREEN, FINCHLEY ROAD AND WEST END LANE
- SHORT WALK TO 24H GYM AND LOCAL SUPERMARKETS

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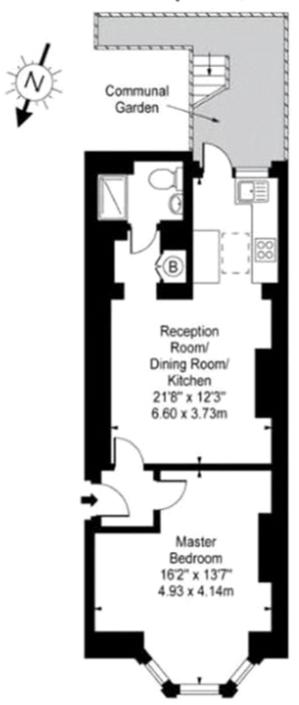
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	47	58	Very environmentally friendly - lower CO <sub>2</sub> emissions	40	55
(92-100) 🛕			(92-100) 🛕		
(81-91)			(81-91)		
(69-80) C			(69-80)		
(55-68)			(55-68)		
(39-54)			(39-54)		
(21-38)			(21-38)		
(1-20) G			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
	J Directive 002/91/EC			J Directive 002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

## Gondar Gardens, West Hampstead, NW6



Approx Gross Internal Area 478 Sq Ft - 44.41 Sq M

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