

West Hampstead Office

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**FINCHLEY ROAD, WEST HAMPSTEAD, NW3**
£500 per week**Preliminary Details**

A beautifully presented two bedroom flat set back off of the Finchley road and has views over gardens to the rear, This property is finished to a high modern standard throughout and boasts a large living space with a large living room with a mezzanine gallery that would be perfect for a study area. There is solid oak wood flooring throughout, a good sized kitchen with all modern appliances two good sized double bedrooms and a tiled bathroom. The property is positioned within moments of Finchley Road, Hampstead and West Hampstead tube and shops. This property would be ideal for professional sharers.

**2 Bedroom • 1 Bathroom**




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Area Overview

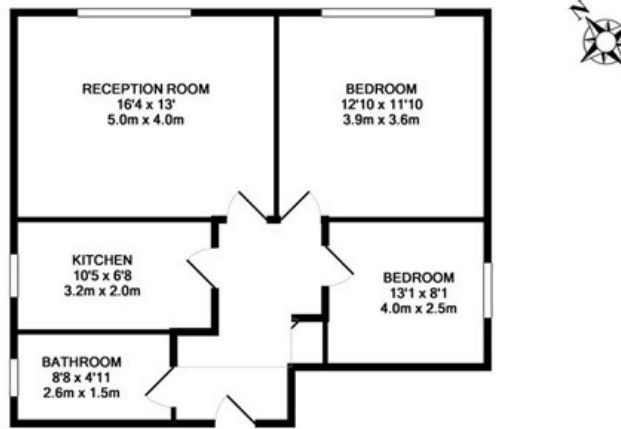
West Hampstead is one of London's best kept "villages" and has always been hugely popular among young professionals and small families looking to move out to a leafy suburb with a great sense of community, whilst wanting to remain a stone's throw away from Central London. The main focus of the area and local community is West End Lane which boasts a fantastic variety of independent cafes, bakeries, boutiques and bars, ranging from cheap eats to trendy gourmet options with many offering live music and entertainment during the week.



Finchley Road, West Hampstead  Finchley Road & Frognal (0.2M),  West Hampstead (0.4M),  Hampstead (0.4M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	68	(55-68) D	58	62
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/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) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR FINCHLEY ROAD, WEST HAMPSTEAD, NW3



The Wet Fish Cafe

Once a classic "wet fish shop" in the 1900s, The Wet Fish Cafe is now in its 7th year and is one of the most popular eateries on West End Lane. It is renowned for its 'modern comfort food', extensive wine list and fresh ingredients.

🚶 400m (7 mins) from Finchley Road



O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 600m (10 mins) from Finchley Road



New Thameslink Station

After 18 months of construction and redevelopment, the new West Hampstead Thameslink station has reopened. The new station is part of a £6bn scheme to introduce longer and more frequent trains on the route from Bedford to Brighton.

🚶 600m (10 mins) from Finchley Road



Everyman Cinema

An independent cinema showing a full range of Hollywood blockbusters as well as more contemporary artistic features.

🚶 700m (12 mins) from Finchley Road



Holly Bush

The Holly Bush stands out from the crowd as being one of the few pubs that has managed to resist gentrification but still pulls in the crowds in droves. The restaurant upstairs also does a roaring trade.

🚶 700m (12 mins) from Finchley Road



Fortune Green

Fortune Green is a haven of tranquility just to the north of West Hampstead. It was originally part of the district of Hampstead but became physically separated from it by the building of the new turnpike road (now Finchley Road) in the 1830s.

🚶 800m (13 mins) from Finchley Road