

West Hampstead Office

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SKARDU ROAD, WEST HAMPSTEAD, NW2

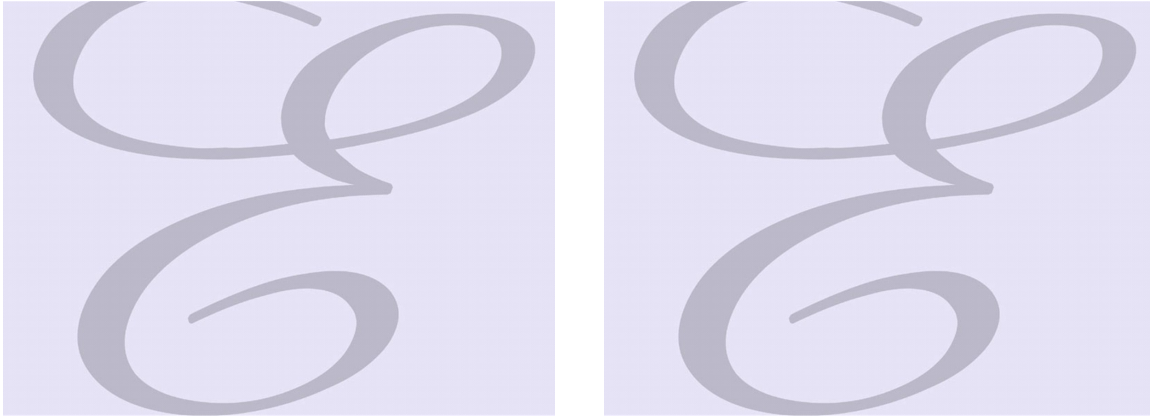
£375 per week

Preliminary Details

We are pleased to offer this beautiful duplex flat situated on the top floor of this new period conversion. The flat has been newly refurbished to a modern and contemporary standard. The flats benefit from communal gardens (ground floor has direct access), 2 double bedrooms with fitted wardrobes, large receptions with wooden floors and fully fitted kitchens with mod cons and tiled bathrooms with shower. The flats are within walking distance to Kilburn jubilee line and are offered furnished or unfurnished



2 Bedroom • 1 Bathroom



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.



Skardu Road, West Hampstead ➔ Cricklewood (0.3M), ➔ Kilburn (0.6M), ➔ Willesden Green (0.7M)

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	46	48	(39-54) E	40	41
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
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 SKARDU ROAD, WEST HAMPSTEAD, NW2



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.

🚶 900m (15 mins) from Skardu Road



Alice House

The Alice House is a beautiful cocktail bar with a vintage style interior and a great decking area perfect for late night summer drinks.

🚶 1400m (23 mins) from Skardu Road



The Lion

What was once an unremarkable pub has now been recently refurbished with a garden and an outside terrace that buzzes at the weekends.

🚶 1400m (23 mins) from Skardu Road



Tricycle Theatre

The Tricycle theatre specialises in works reflecting cultural diversity, and also plays host to an art gallery and cinema.

🚶 1400m (23 mins) from Skardu Road



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.

🚶 1400m (23 mins) from Skardu 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.

🚶 1500m (25 mins) from Skardu Road