

**Lithos Road, West Hampstead  
 1 Bedroom Flat**

**Price: £355 pw**



- ✓ Top Floor
- ✓ Three Piece Shower Room
- ✓ Period Conversion
- ✓ Walking Distance To West End Lane

- ✓ Open Plan Kitchen & Reception Room
- ✓ Partial Heating & Hot Water Inc
- ✓ Communal Garden
- ✓ Close to Swiss Cottage Station

## Lithos Road, West Hampstead

Bryan Estates are pleased to offer this well-presented one double bedroom apartment on the top floor of an attractive period conversion. This property boasts an open plan kitchen/reception room, wooden flooring in the main area with carpet to the bedroom and a modern en-suite shower room. The property also offers a communal rear garden. Available from 3rd August 2023. Partial heating and hot water included in the rent.

Ideally located 0.4 miles to the West Hampstead Thameslink station, 0.3 miles of Finchley Road tube station (Metropolitan and Jubilee lines) and 0.1 mile of Finchley Road and Frognal Overground stations.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		