



**Messina Avenue, West Hampstead, NW6**

Must be seen £525,000 | 2 Bed | 1 Bath | 1 Reception

**MAPESBURY**

**Must be seen £525,000**

**Leasehold**

- Two Bedroom Flat
- Top Floor Split Level
- Wooden Floors
- High Ceilings
- Stunning Windows
- Loft Storage
- Overlooking Park
- Quiet Leafy Street
- Producing £26K Per Annum
- Leasehold (109 years)

Two Bedroom Flat nestled in one of West Hampstead's serene leafy streets 'Messina Avenue', situated atop a charming Victorian conversion. Enjoy the convenience of being moments away from the high street amenities of West Hampstead. Spanning 624 square feet, this residence offers a perfect blend of elegance and comfort.

Elevated above the picturesque streetscape, this charming Victorian terraced building presents a refined residence boasting two spacious bedrooms with ample storage. A luminous reception room seamlessly merges with a dining area and fully fitted kitchen, offering a welcoming space for gatherings and culinary endeavours.

Throughout, lofty ceilings and warm wooden flooring create an inviting atmosphere, while panoramic views of the park and tennis courts add a touch of tranquillity for the discerning homeowner.

Nestled within walking distance of Kilburn Grange Park, and with Queen's Park, Primrose Hill, Hampstead Heath, Regents Park, and Hyde Park just a short bus ride away, this home promises unparalleled access to London's verdant oases for leisurely strolls and outdoor enjoyment.

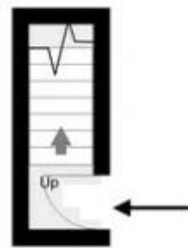
Service Charge: £1944 per annum approx.  
Ground Rent: £10 per annum approx.








**Second Floor**



**First Floor**

**GIA: approx. 624 Sq Ft (58 Sq M)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

**MAPESBURY**

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