





3 Bedroom Flat  
Iverson Road  
London NW6

- Three Double Bedrooms
- Double Reception room
- Eat-in Kitchen
- Part Furnished

Price: £650 pw / £2,816.67 pcm



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Fantastic three double bedroom (800 sq ft.) top floor apartment within this Victorian conversion located moments from West Hampstead. Offered in superb condition throughout and rented with a private section of the rear garden, the property comprises a fully fitted kitchen/diner with all appliances including dishwasher, spacious reception room offering lots of natural light, bathroom with separate shower cubicle, part furnished. Iverson Road is located in West Hampstead's vast array of local restaurants, cafes and transport links including the Jubilee, Overground and Thameslink stations.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.