



£425,000  
Leasehold



**Paramount** Sherriff Road, West Hampstead NW6

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## About the Property

The owner loves the proximity to Kilburn Grange Park yet walking distance to all the amenities of West Hampstead.

A modern one bedroom raised ground floor apartment within this four storey period property located just off West End Lane.

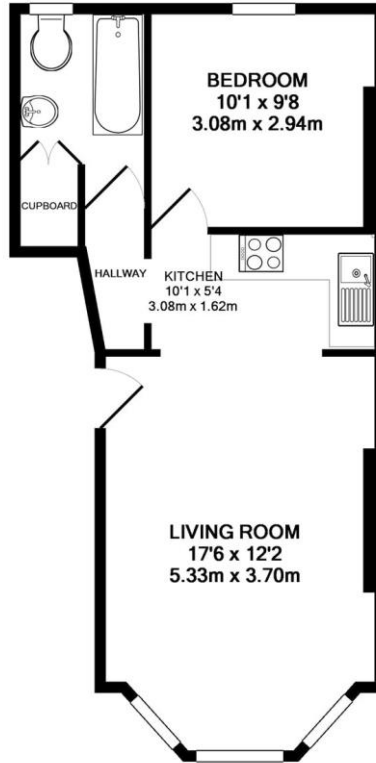
The flat oozes light from the South facing living room which has high ceilings, wood floors and an open plan kitchen. There is a double bedroom to the rear and a modern bathroom.

Located in this tree lined street off West End Lane less than 200m from West Hampstead Jubilee, Overground and Thameslink stations.

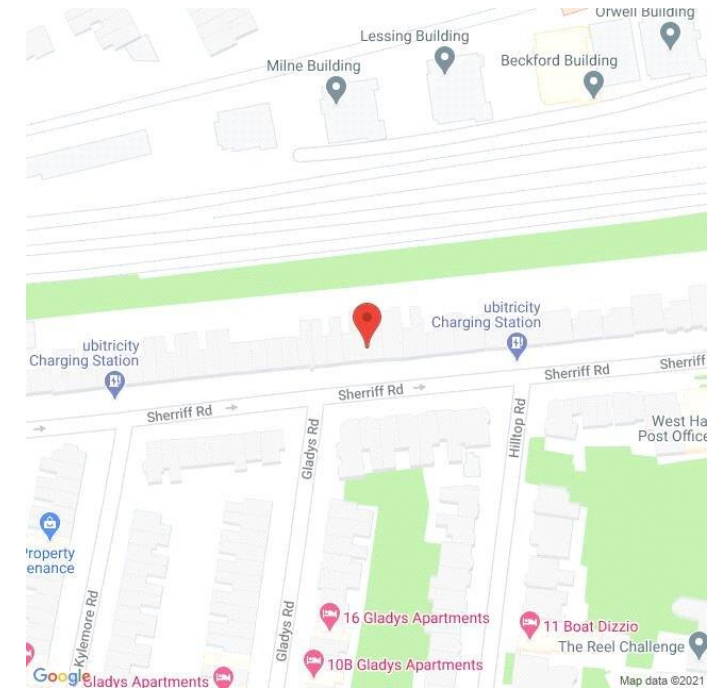
This is great for a first time buy or for rental purposes.

Local Authority: London Borough of Camden  
Council Tax: Band D £1624

## Floorplan



## Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 432 SQ.FT. (40.1 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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All viewings by appointment

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