

ASTON CHASE



LESSING BUILDING
West Hampstead, London, NW6

GUIDE PRICE
£875,000

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LESSING BUILDING

This beautiful apartment situated on the ninth floor of the residential development, West Hampstead Square. There are two double bedrooms, two bathrooms and top of the range modern finishes throughout, this property is perfect for those looking for a luxurious yet convenient lifestyle.

The open plan kitchen/living room allows for plenty of natural light to stream through, creating a bright and airy space. The sleek and modern kitchen includes high-end appliances, while the living area is the perfect place to relax and unwind. The two double bedrooms are both spacious and fitted with built in storage, while the two bathrooms are finished to a very high standard.

The development offers a range of excellent amenities including a gym, spa, communal gardens, and portorage. Residents also benefit from a secure entry system and access to Marks and Spencer.

Located in the heart of West Hampstead with a diverse range of shops and amenities within walking distance as well as excellent transport links such as the underground, overground and Thameslink network services.



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ACCOMMODATION

Open plan living room
Modern kitchen
Two double bedrooms
Principal bedroom with en-suite
Balcony
Further bathroom
Separate laundry

FEATURES

Resident's gym
Sauna and steam room
Porterage
Secure entry system

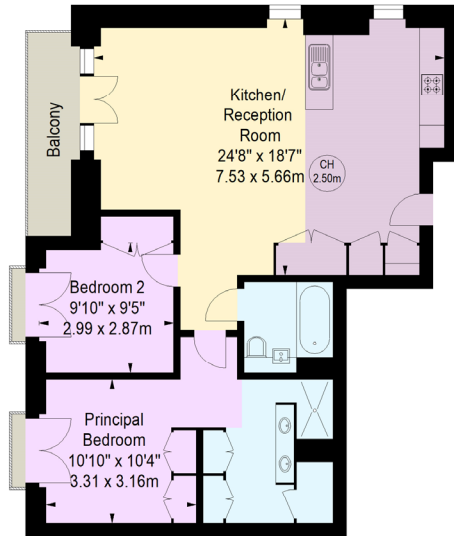
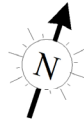
INFORMATION

Leasehold: 992 Years
Ground rent: £750 P/A
Service charge: £8,102 P/A
Council tax: D
EPC Rating: B



Lessing Building,
Heritage Lane, NW6
Approximate gross internal area

Key : 813 sq ft / 75.53 sq m
CH - Ceiling Height



Ninth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.