



**ENGEL JACOBS**  
**LONDON+HERTS**



- **Top Floor Flat**
- **Separate Reception Room**
- **5 minute walk to West Hampstead Train Stations**
- **One Bedroom**
- **Close to Amenities**
- **Available Now!**



**Lyncroft Gardens**  
London

**Offers Over £1,600**

**Kitchen** 11' 8" x 9' 0" (3.55m x 2.74m)

Fitted units, both wall mounted and base, ample work surface area, oven with electric hob, laminate flooring

**Bedroom** 14' 0" x 12' 9" (4.26m x 3.88m)

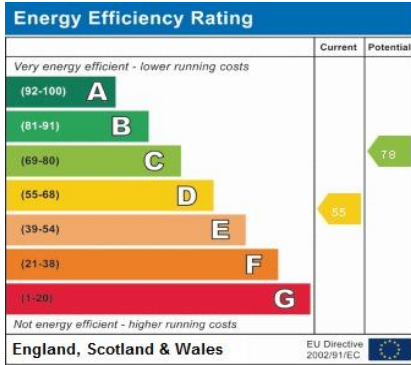
Large, bright room with double glazed window to rear aspect. Fitted wardrobes, carpeted throughout, radiator.

**Reception** 14' 1" x 11' 1" (4.29m x 3.38m)

Large bright room with double glazed window to front aspect. Fitted cupboards, carpeted throughout, radiator.

**Bathroom**

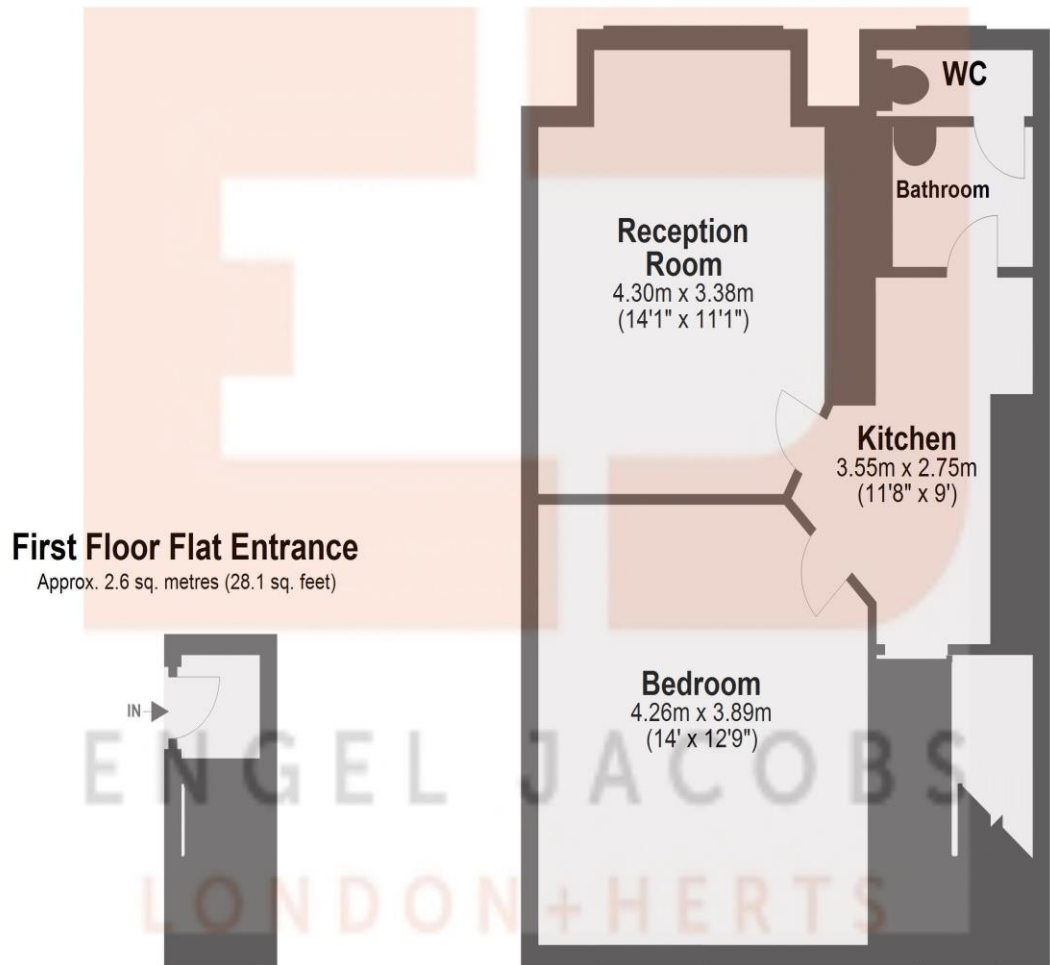
Partly tiled, bath unit with shower attachment, low level WC, pedestal hand wash basin.



Address:  
Lyncroft Gardens

**Top Floor**

Approx. 49.3 sq. metres (530.6 sq. feet)



**First Floor Flat Entrance**

Approx. 2.6 sq. metres (28.1 sq. feet)

Total area: approx. 51.9 sq. metres (558.7 sq. feet)

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.