

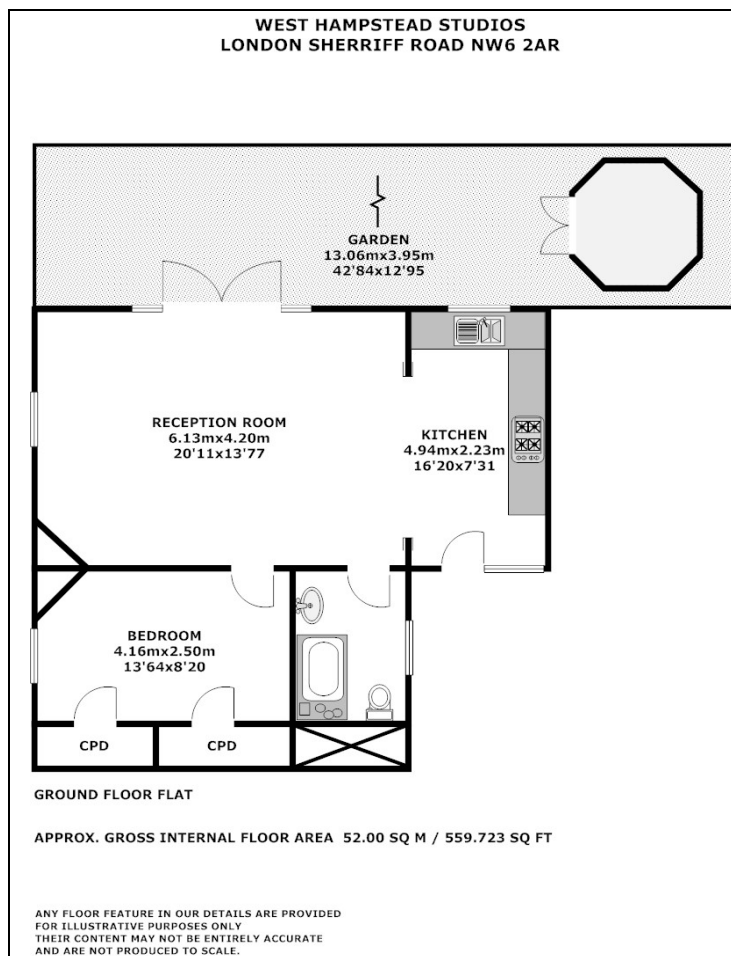


Unique 1 bed garden flat, located in this landmark building. Moments from West Hampstead underground, Thameslink and Silverlink

This property is available for the first time in 12 years and represents an opportunity to buy into a piece of West Hampstead's history. Built in 1884, the studios have been associated with Victorian artist Bertram Priestman and a photo shoot with the Beatles. Newly refurbished and modernised to exacting standards, this property comprises a huge 36ft open-plan living space incorporating a beautiful fully fitted kitchen with granite worktop and solid African Teak hardwood flooring. Another charming feature of the property is the private 42' x 12' landscaped garden with Summer House. This charming property is available on a Chain Free basis with Share of freehold.

**£349,950**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	67	68	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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