



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Sumatra Road, West Hampstead, NW6 1PL**

**£671 Per Month**  
Subject to Contract

- Self contained studio room
- Share bathroom
- Gas bills included
- Fitted open plan kitchen
- Gas central heating

## Sumatra Road, NW6 1PL

Situated in sought-after West Hampstead, this Ground floor double bed-sit comprises of an integral kitchen, entry phone, gas central heating, communal washing machine and a modern communal bathroom and is set in a Victorian terraced house converted into studios & bed-sit and located in a popular residential road opposite a small park.

The property is ideally located in a prime area within an easy walk of West End Lane's and Mill Lane's trendy and superb shopping facilities, bars/cafes and restaurants. West Hampstead's Tube Station - Jubilee Line (zone 2) and The Thameslink provide reliable services into the City and the West End.

Available now: To include gas bills.

### Tenure

**Price** £671 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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