



**VITA**  
*Properties*

Mill Lane, West Hampstead, London, NW6 | £700,000

- Two Bedroom, Two Bathroom
- Private Garden
- South Facing
- 176yr Lease

- Over 800 SQFT
- Recent Roof and Gutter Upgrades
- Separate Utility Room
- Excellent Transport Links

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Nestled within an elegant period conversion building, this garden-level apartment presents a tranquil urban retreat in the sought-after West Hampstead neighborhood. Featuring two bedrooms and two bathrooms, this residence offers a thoughtfully designed layout that promotes a seamless flow throughout the space.

The master bedroom boasts impressive dimensions, complemented by floor-to-ceiling wardrobes for ample storage and convenient access to the family bathroom. The second bedroom is versatile, offering ample space for a double bed or serving as an excellent home office, complete with its own en-suite bathroom.

In addition to its array of features, this garden-level apartment includes the convenience of a separate utility room, complete with a washing machine and dryer, facilitating effortless day-to-day living. The reception room exudes character and charm, creating a welcoming ambiance. At the rear, you'll find a modern open-plan kitchen, seamlessly integrating with your private, low-maintenance

Recent upgrades, such as a new roof and guttering, attest to the property's structural integrity. Double-glazed windows enhance both energy efficiency and comfort. Abundant storage options throughout the apartment further enhance its practicality, truly making it a place to call home.

Surrounding this residence, Mill Lane offers a rich array of independent beauty salons, bakeries, cafes, florists, grocers, and newsagents. Excellent transport links, including West Hampstead, Kilburn, Brondesbury Park, and Cricklewood, provide access to Jubilee Line, Overground, and Thameslink trains. Additionally, buses are conveniently located at your doorstep, and a selection of esteemed schools are within reach.

This property is ideal for:

- 🏠 Flat
- 🔑 Leasehold
- 🛏 x 2
- 🚿 x 1
- 🚽 x 2



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garden – an ideal setting for

moments of outdoor tranquility.

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

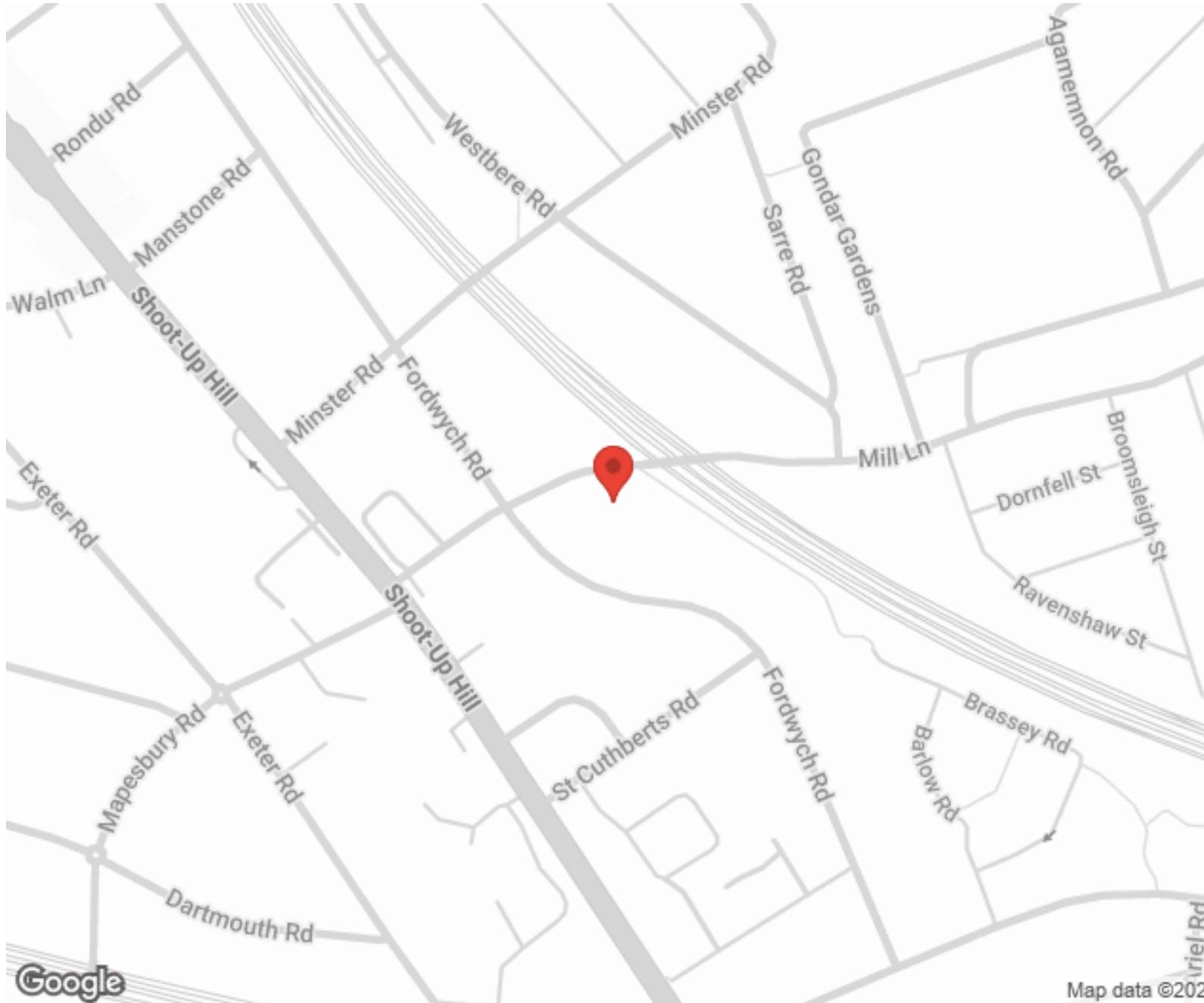
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SCAN FOR MORE GOOGLE REVIEWS

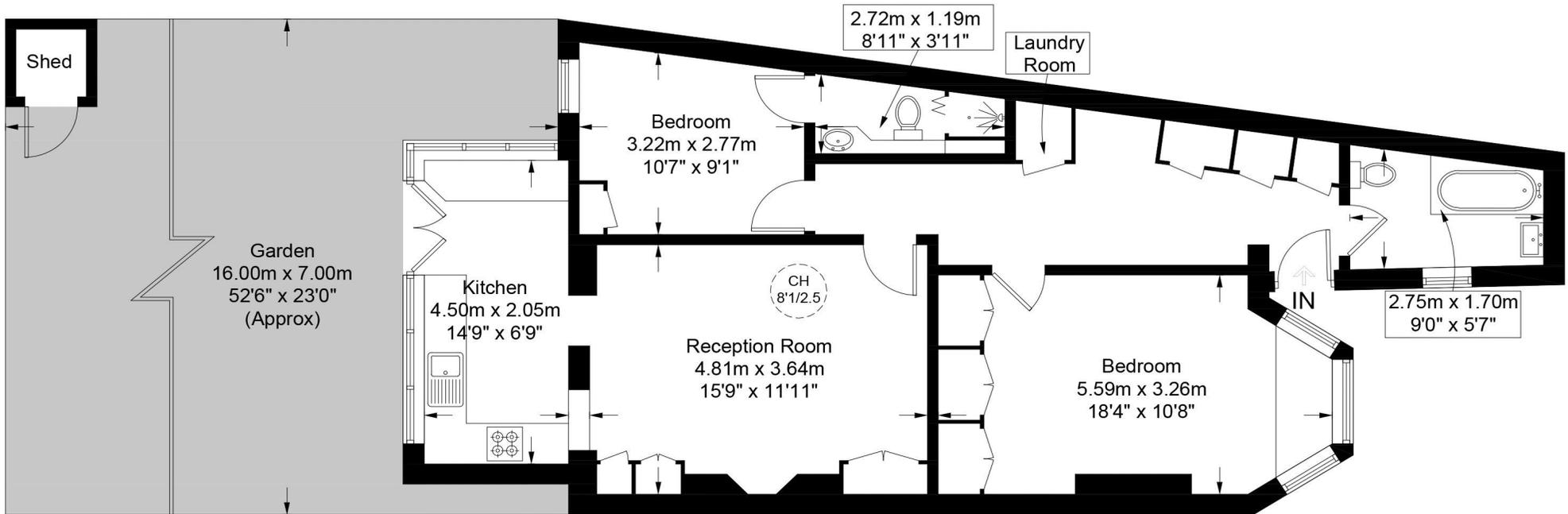
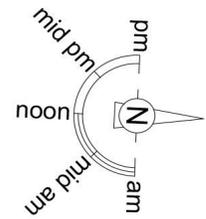
Google  
★★★★★  
4.9 Stars | 132 Reviews

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# Mill Lane, NW6

Approximate Gross Internal Area = 832 sq ft / 77.3 sq m



Garden Level

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Property  
Measurer