





Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Guide Price £ £300,000 - £ 325,000

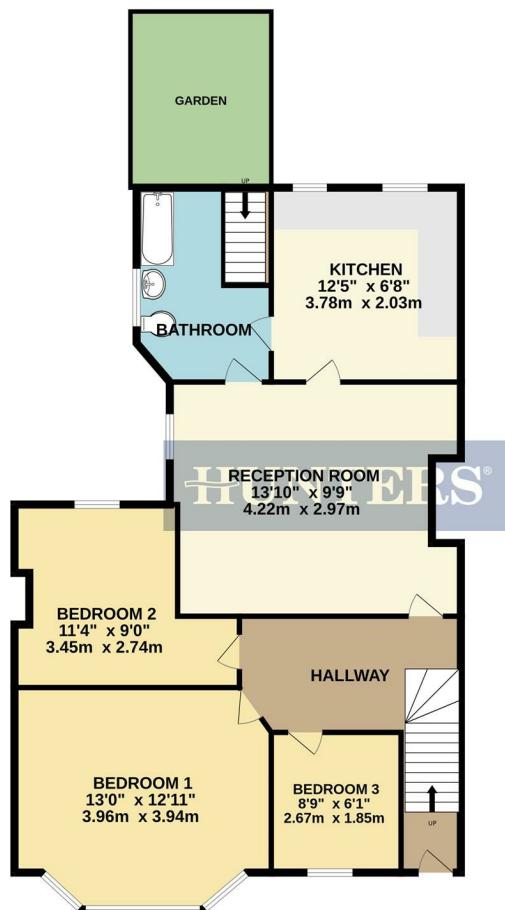
Nestled on the charming Kildare Road in London, this purpose-built flat offers a delightful blend of classic architecture and modern living. Constructed in 1920, the property exudes character while providing the essential comforts of contemporary life.

The flat features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

This property is ideally situated, providing easy access to local amenities and transport links, making it a perfect choice for those who wish to explore the vibrant city of London. Whether you are a first-time buyer or looking to invest, this flat on Kildare Road presents an excellent opportunity to own a piece of London's rich history.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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



- Three Bedrooms
- Bathroom
- Lounge
- Private Garden
- Purpose-built flat
- First Floor
- Access to Transport
- Close to local amenities
- Located on Kildare Road
- Viewing recommended

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.