



HUNTERS®
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2 2 2

Birchington Road, Kilburn, London, NW6

Asking Price £500,000



Hunters West Hampstead are delighted to offer this charming two bedroom two bathroom apartment, converted from the entire first floor of a period conversion and located on Birchington Road.

Offering just over 615 sq.ft (57 sq.m) of internal accommodation and consisting of a large reception room, integrated kitchen open-plan, two double bedrooms and a two en-suite bathrooms. Sold chain free.

The property is conveniently situated within walking distance of West Hampstead Jubilee, Thameslink and Overground stations. Kilburn Park Bakerloo line station is also within close proximity.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



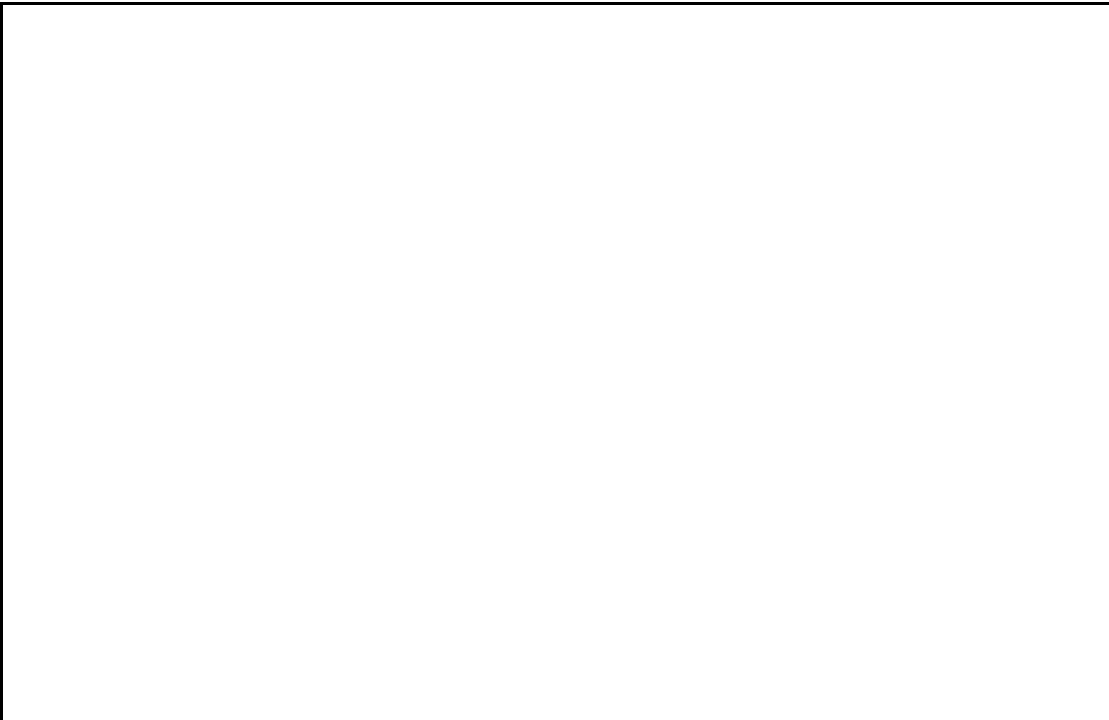
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KEY FEATURES

- Two bedroom two bathroom apartment
- Open-plan living room to kitchen
- Over 615 sq.ft. of living space
 - Sold chain-free
 - Victorian conversion
- Access to Kilburn High Road and Kilburn Park stations





Birchington Road,
West Hampstead, NW6 4LL

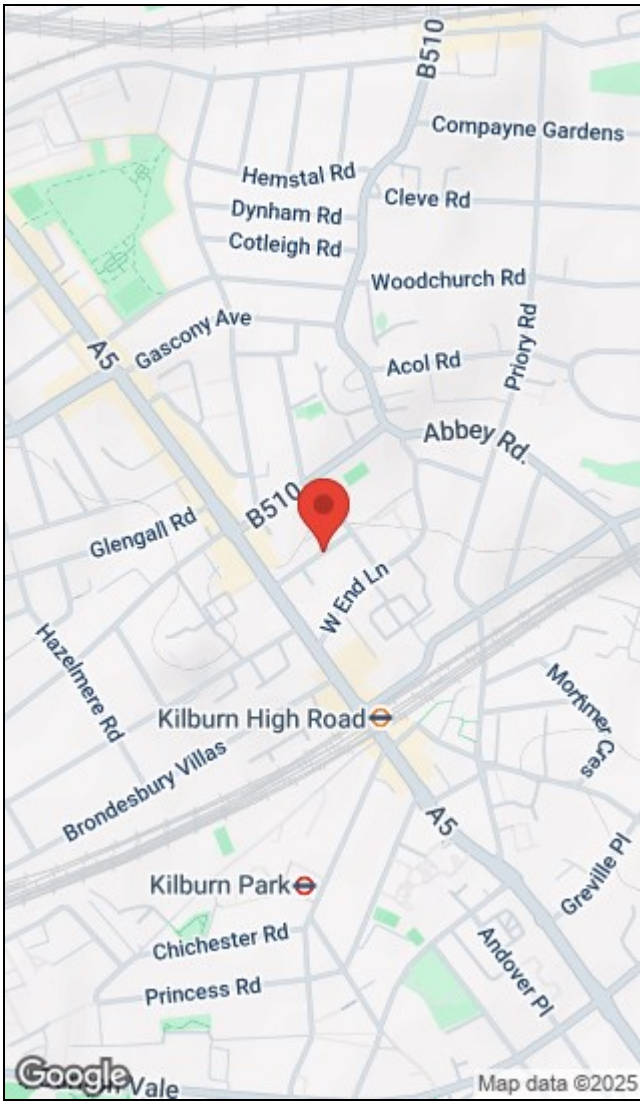


First Floor

Approx Gross Internal Area 615 Sq Ft - 57.13 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No. 19225

This floor plan should be used as a general guide only. Any intending purchaser or lessee should satisfy themselves by appropriate enquiries as to the accuracy of the information contained in this floor plan. Any errors, omissions or discrepancies in this floor plan are not to be taken as a statement of fact and should not be used to make a property or the facts of any such or be.



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

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