



**HUNTERS®**  
HERE TO GET *you* THERE

 2  |  |  **HUNTERS®**

# Fordwych Road, West Hampstead, London, NW2

Guide Price £600,000



Hunters presents a two-bedroom first floor apartment offering close to 700 sq.ft of internal living space. Situated on a popular residential street with access to transport links and local amenities.

The property consists of a modern kitchen, stylish reception room, two double bedrooms, a contemporary family bathroom, and built-in storage throughout. Additional benefits includes access to the communal garden at the rear.

This property is sold chain free with a share of the freehold.

Fordwych Road is a popular residential street providing easy access to to both West Hampstead and Kilburn high street. Both high streets offers an array of restaurants, bars and general amenities. Various transport links are a short walk away which include ( Jubilee Line, London Overground and Thameslink) offering easy access across London and beyond.

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

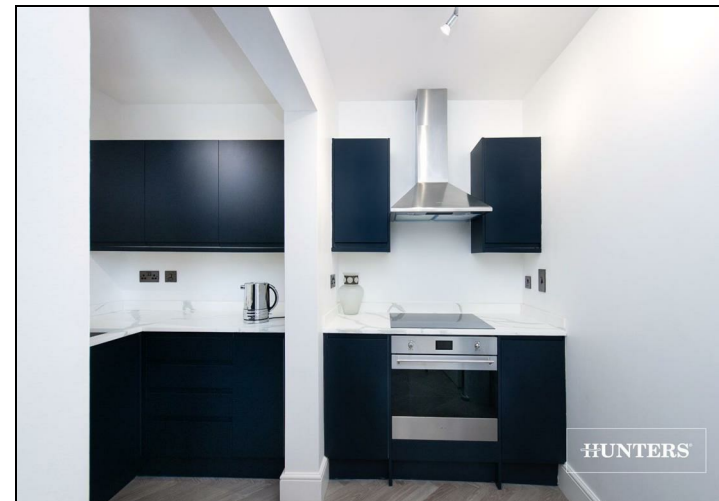
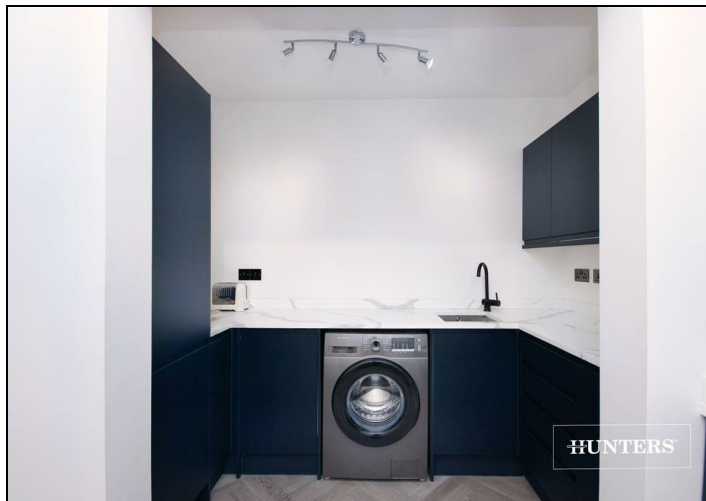


This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

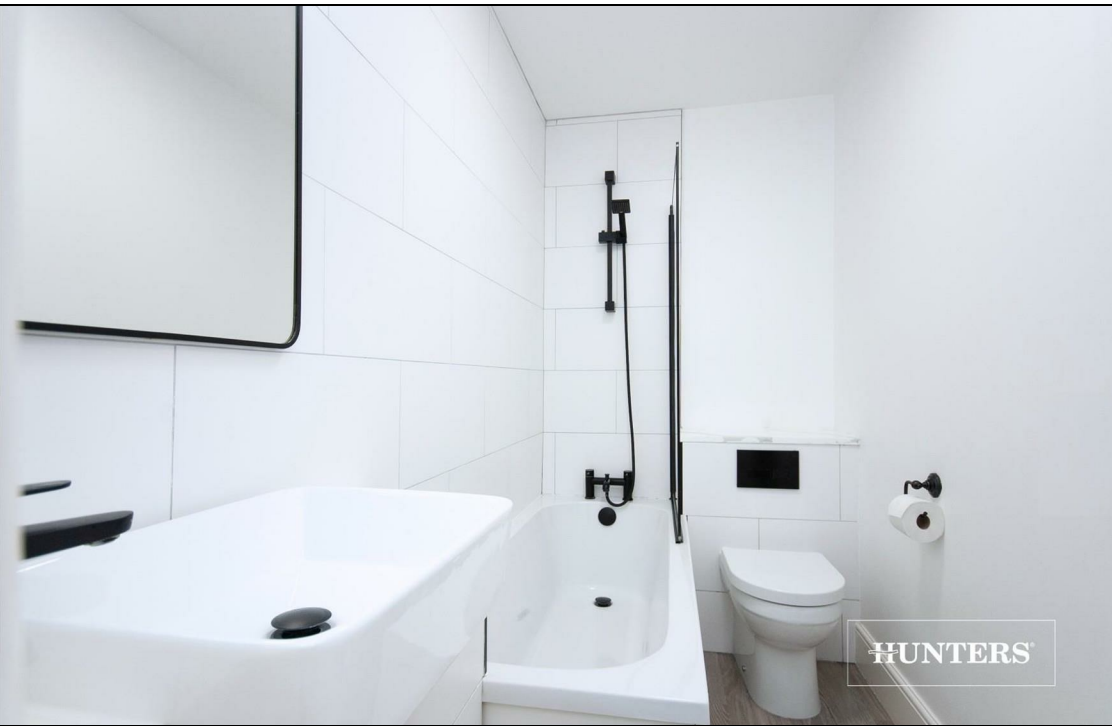
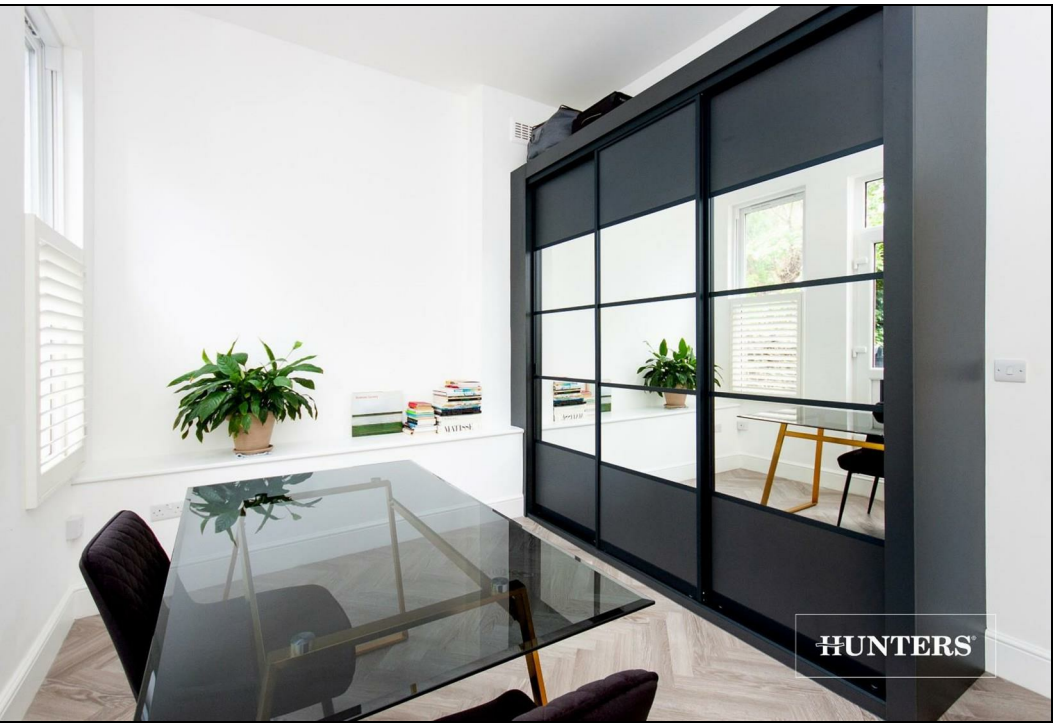
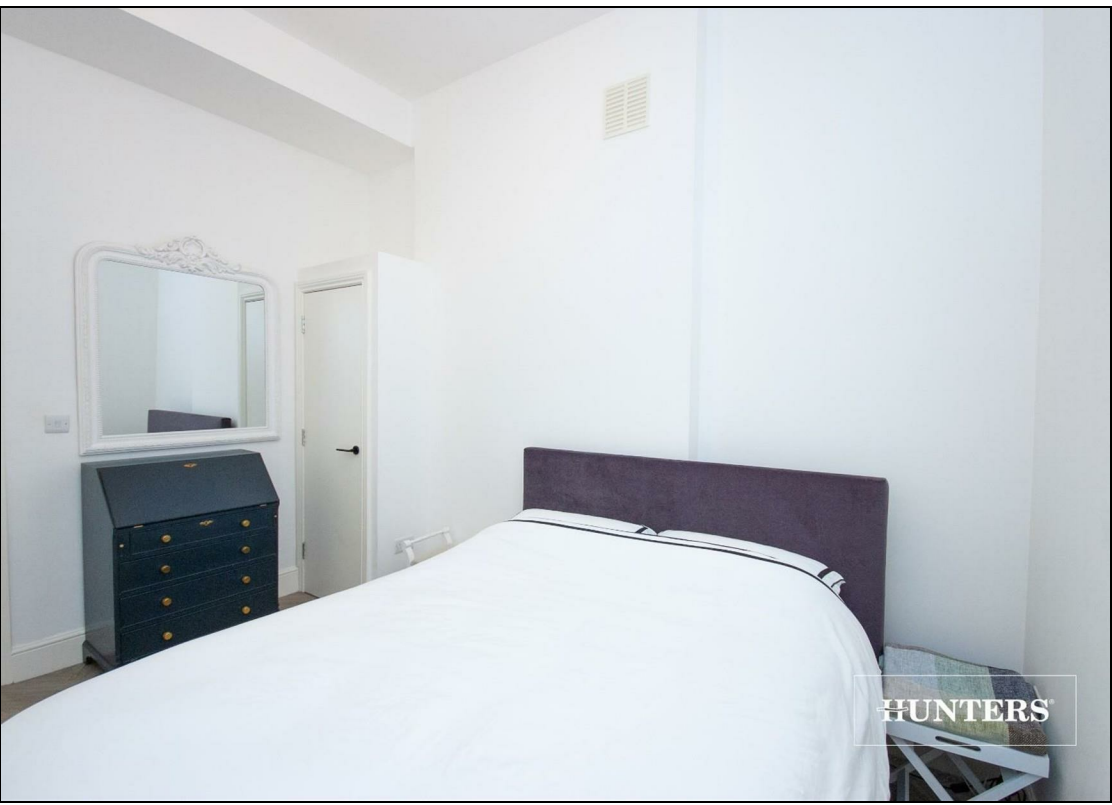
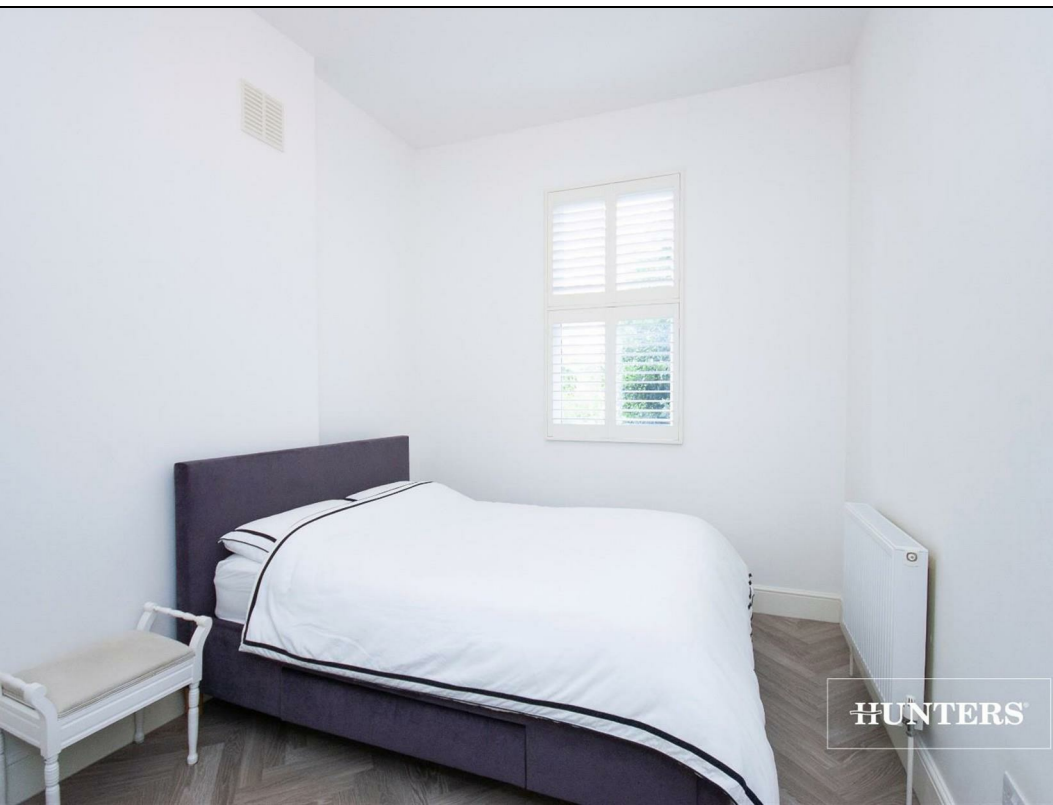


## KEY FEATURES

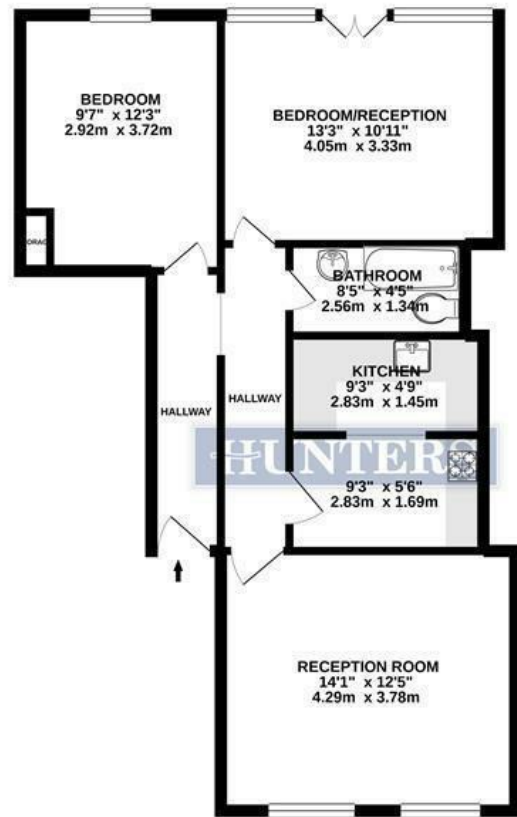
- Two bedroom first floor flat
- Communal rear garden
  - Chain free
- Share of freehold
- Juliette balcony
- Turnkey condition
- Close proximity to West Hampstead amenities





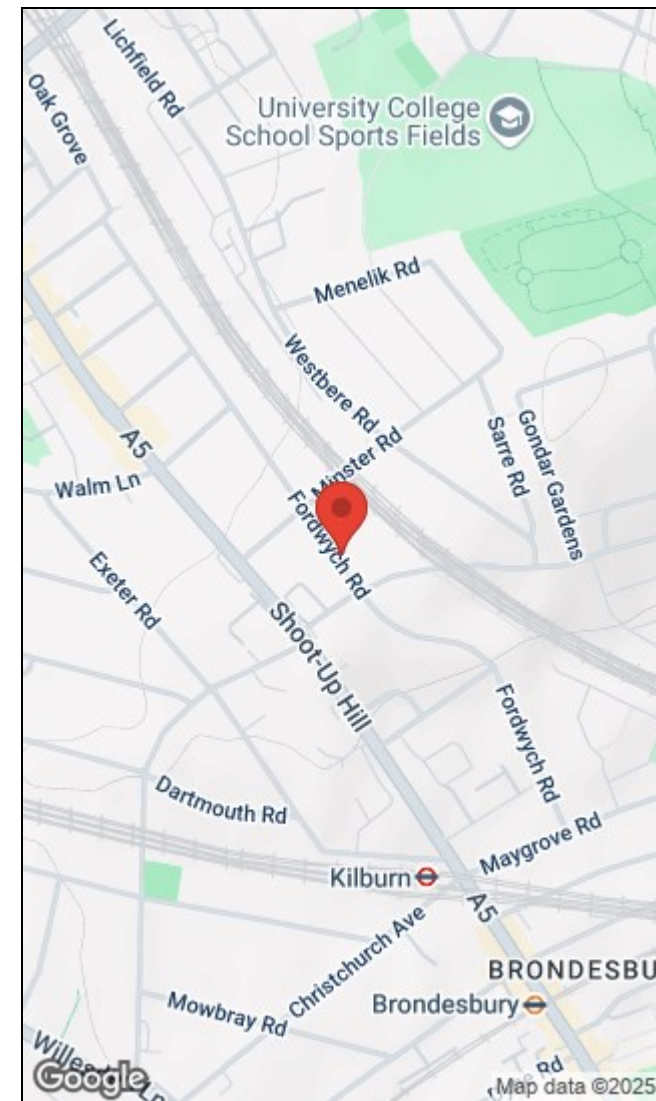


RAISED GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq ft. (64.5 sq.m.) approx.

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 misstatement. 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.  
Made with MapInfo ©2021



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <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>			(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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.