



**HUNTERS**<sup>®</sup>

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# Vernon Court, Hendon Way, London, NW2

## Offers In Excess Of £450,000



\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

A spacious two bedroom apartment spanning over 1000 sq ft, located in a much sought after period block, boasting an abundance of character.

This property comprises a modern kitchen, two bright reception rooms, modern bathroom, separate cloakroom, two well proportioned double bedrooms, triple glazed windows and entry phone system. The block also benefits from having a lift and communal gardens.

The flat is situated just off the Finchley Road between Hampstead and West Hampstead and is well appointed for transport; 10 minutes' walk from Golders Green tube and Cricklewood overground, a short bus journey to West Hampstead station and multiple bus routes to Central London.

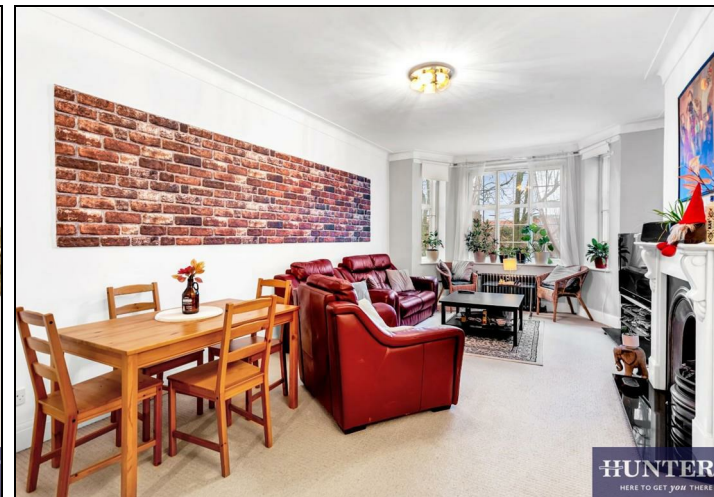
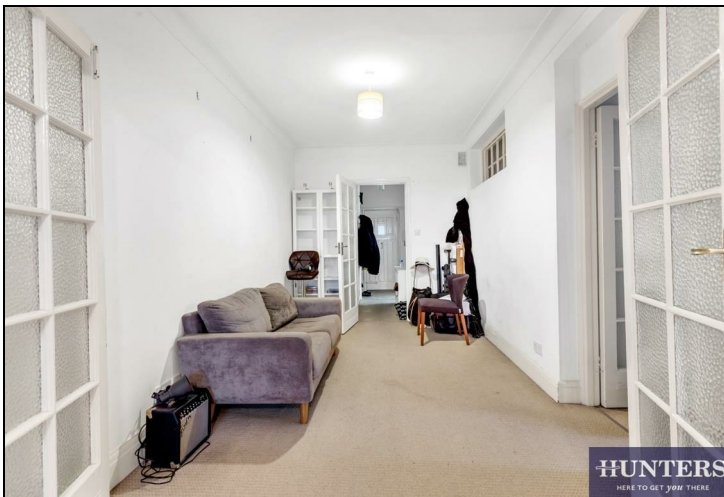
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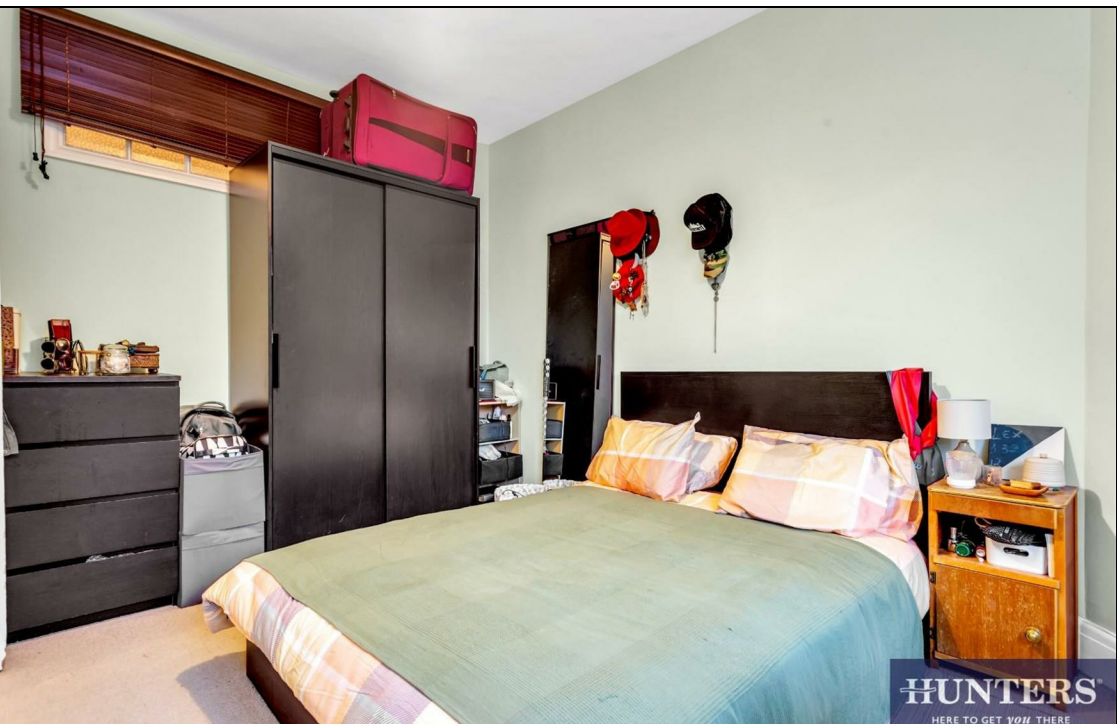


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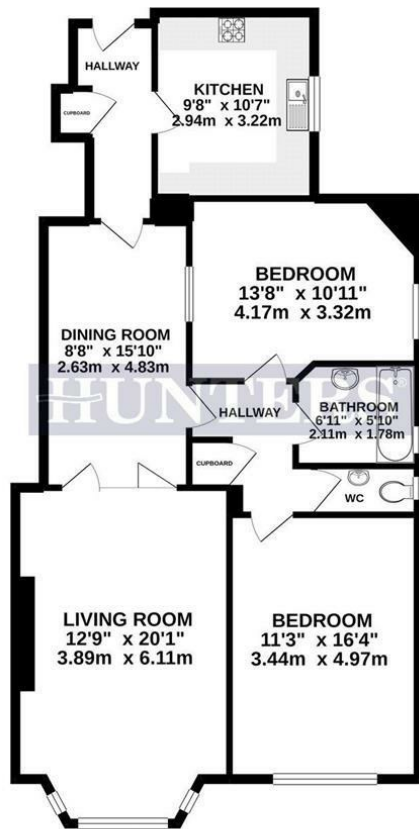
## KEY FEATURES

- Two Double Bedroom Purpose Built Apartment
- High ceilings & feature fireplace
- Mock Tudor style purpose built block
- Double interconnecting reception
  - Top (4th) floor flat
  - Communal garden

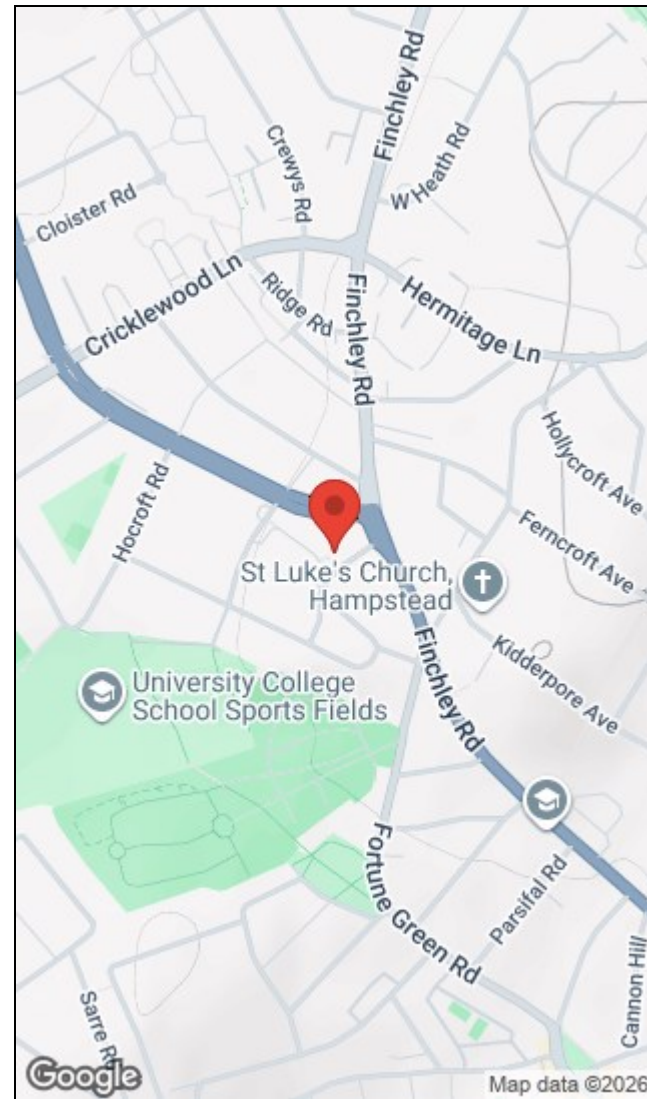




4TH FLOOR



TOTAL FLOOR AREA - 1012sq ft. (94.0 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 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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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>			
(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>			
(55-68) <b>D</b>			
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