



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



# Esplanier Gardens, Kilburn, W.Hampstead Borders, London, NW6

Asking Price £475,000



Bringing to the market this exceptional one bedroom apartment set on the second floor of a modern development with lift access, spanning over 566 square foot of living space.

The property has been finished to the highest standard and consists of a spacious reception room and modern kitchen with fitted appliances. This home also features wooden floors throughout with under-floor heating, and a South West facing balcony which is accessed from the reception and bedroom.

Esplanier Gardens is a quiet residential development located within easy reach of a plethora of shops, bars and restaurants of West Hampstead, Kilburn High Road, and Queen's Park. Local transport links include West Hampstead (Jubilee Line / London overground) and Brondesbury Station (London overground)'.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

[westhampsteadsales@hunters.com](mailto:westhampsteadsales@hunters.com) | [www.hunters.com](http://www.hunters.com)

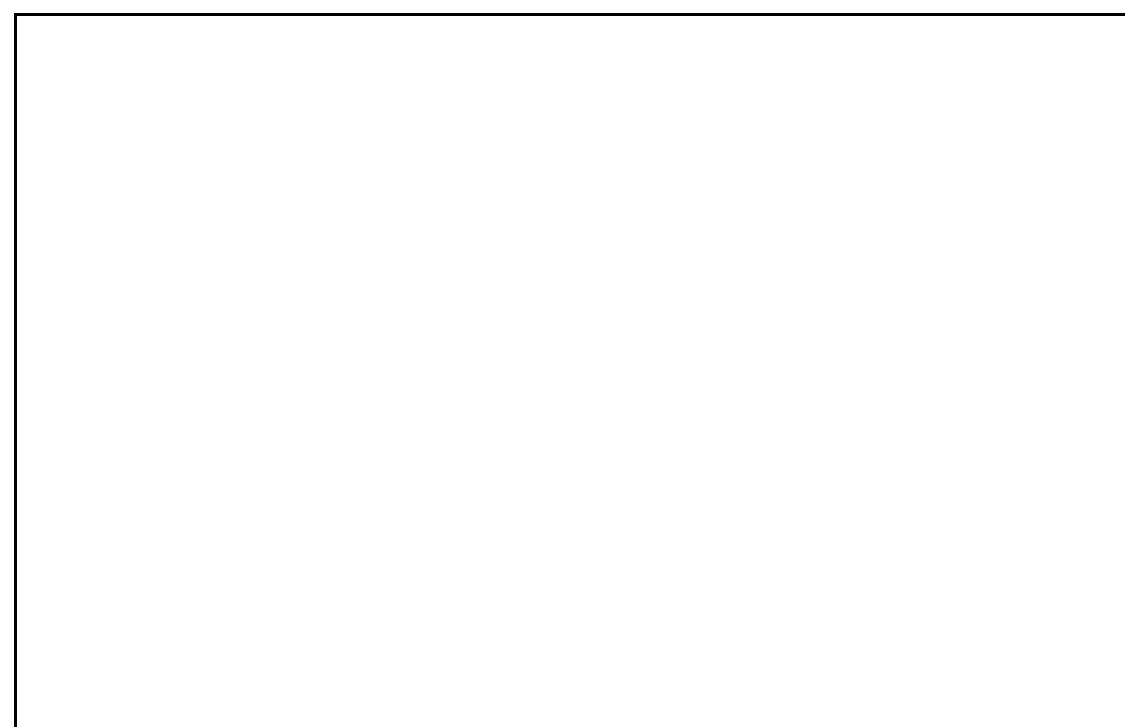
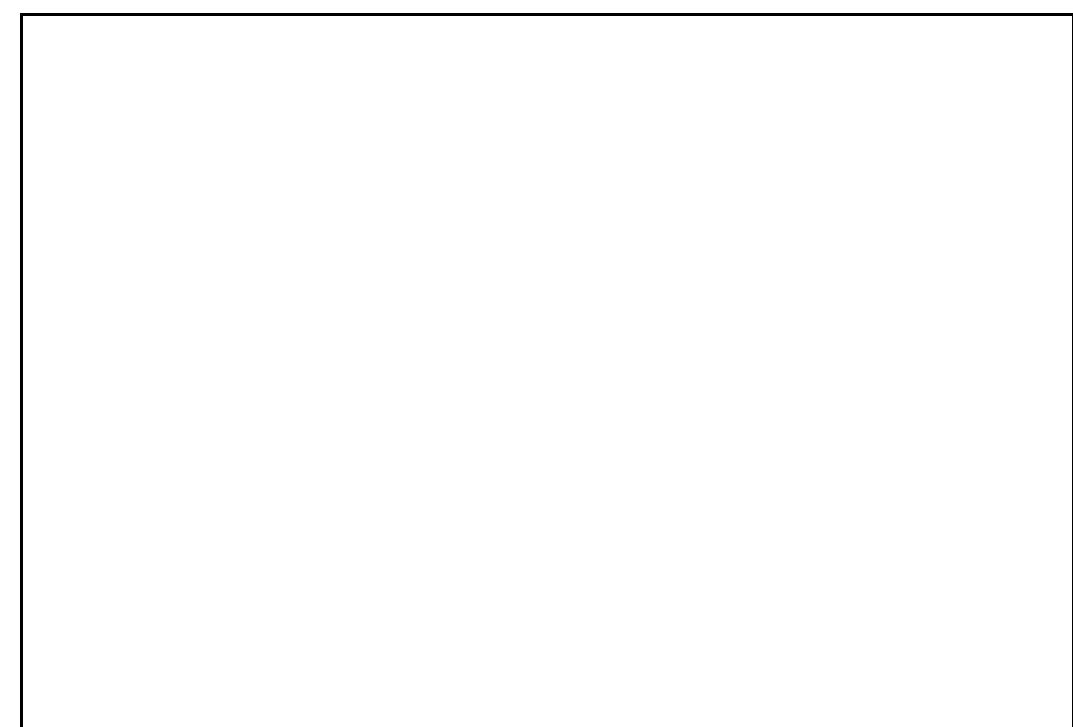
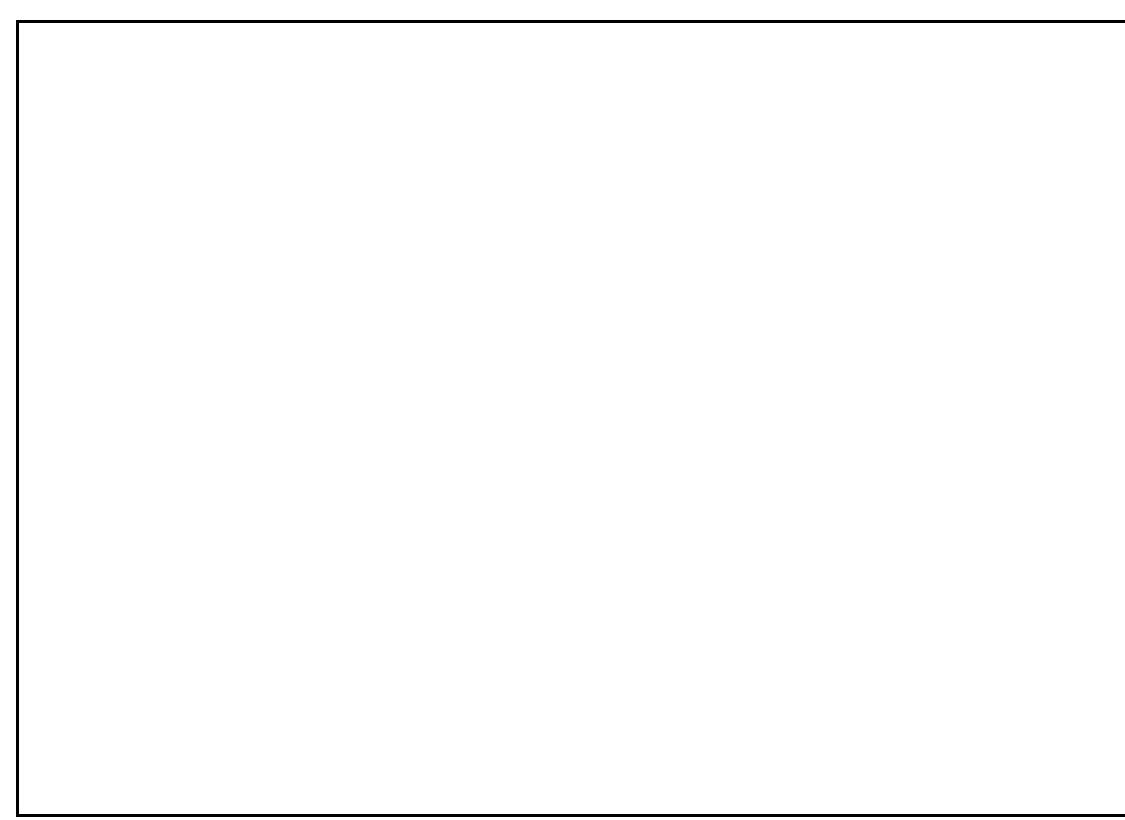


This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- Large One Bedroom Second Floor Apartment
- Bright South-facing private balcony
  - Long lease attached
- Over 566 sq.ft. of internal living space
  - Beautifully well-maintained home
  - Underfloor heating throughout
- Built in appliances and ample storage
- Close proximity to local high street and multiple transport links



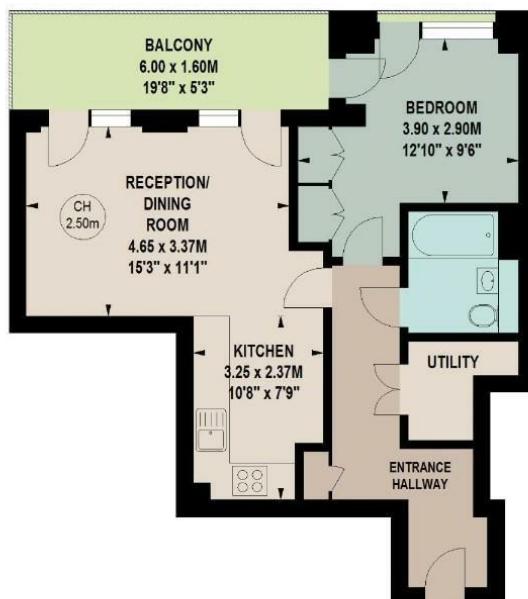


# Espalier Gardens, NW6

Approximate gross internal area

52.58 sq m /566 sq ft

Key:  
CH - Ceiling Height



## Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright of Stu J Beesley.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.

