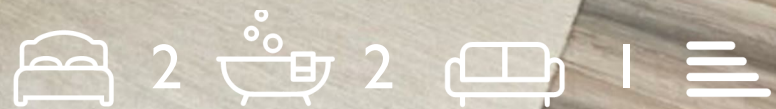




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Manor Park Road, London

## Offers In Excess Of £375,000



An elegant apartment boasting engineered timber flooring, double glazing throughout and a fully fitted kitchen across under 641 sq ft of living space. Park House delivers extraordinary levels of affordable luxury living in a Central London area.

Cleverly designed and thoughtfully laid out with an elegant open plan kitchen living area, two double bedrooms (both with built in wardrobes) a stunning modern bathroom & an an suite to the principal.

Residents also benefit from a communal common room in the premises that is an annex to the stunning communal garden, great for entertaining family and friends. The common room can also be used as a shared work space. Building is pet friendly.

Manor Park Road is ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park and Wormwood Scrubs only a short distance away. The nearest stations are Harlesden and Willesden Junction (Bakerloo line / Overground - zone 2).

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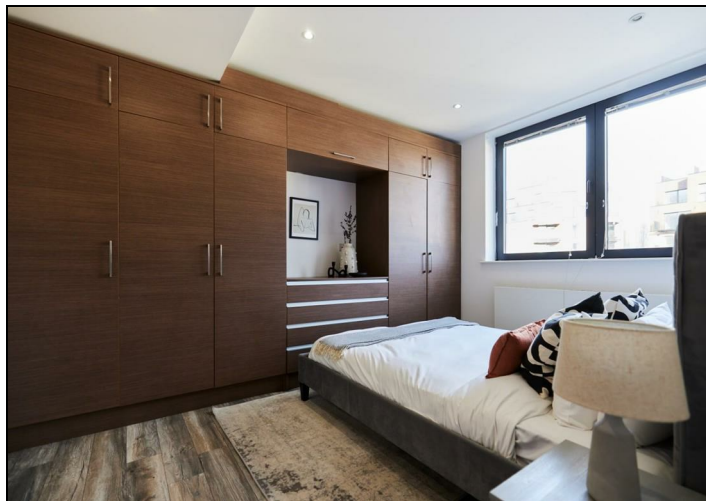
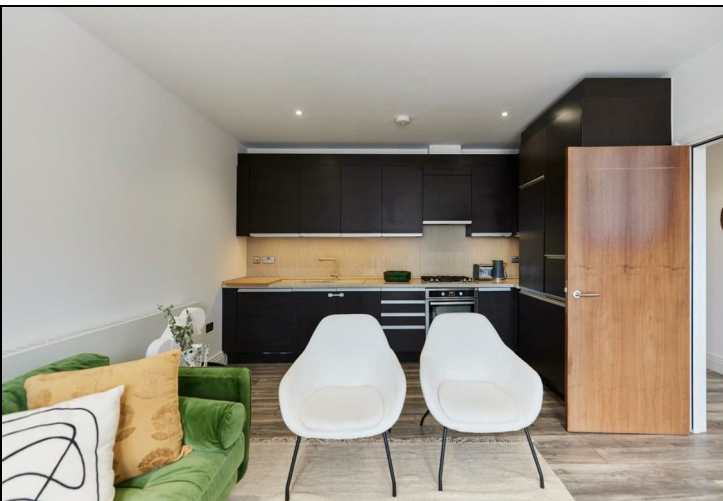
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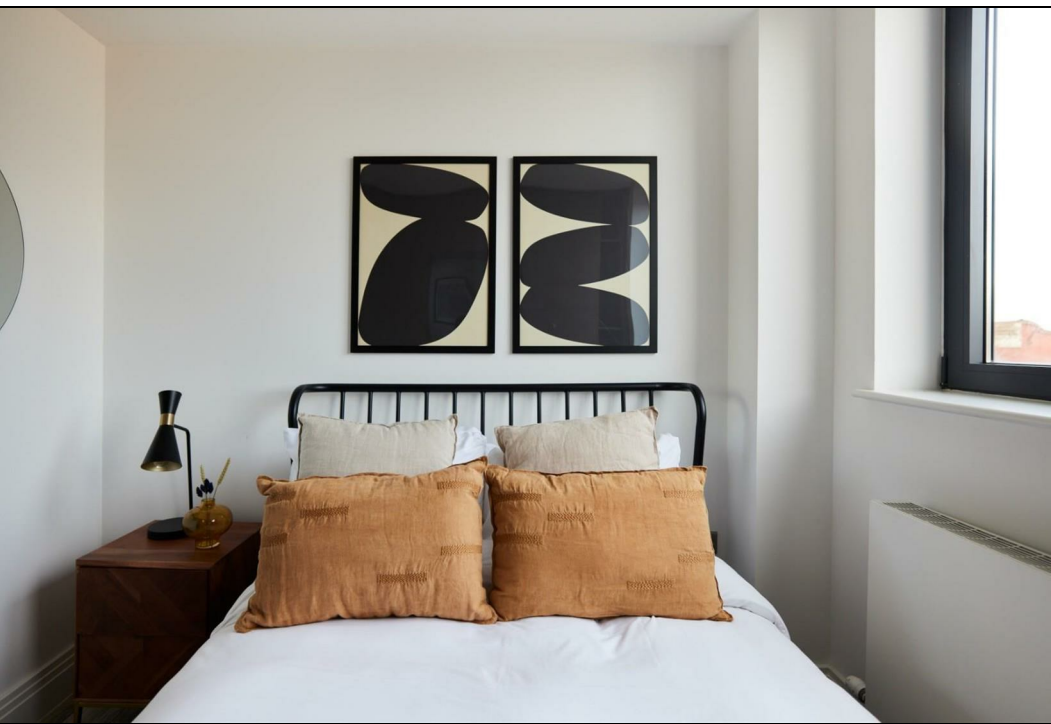
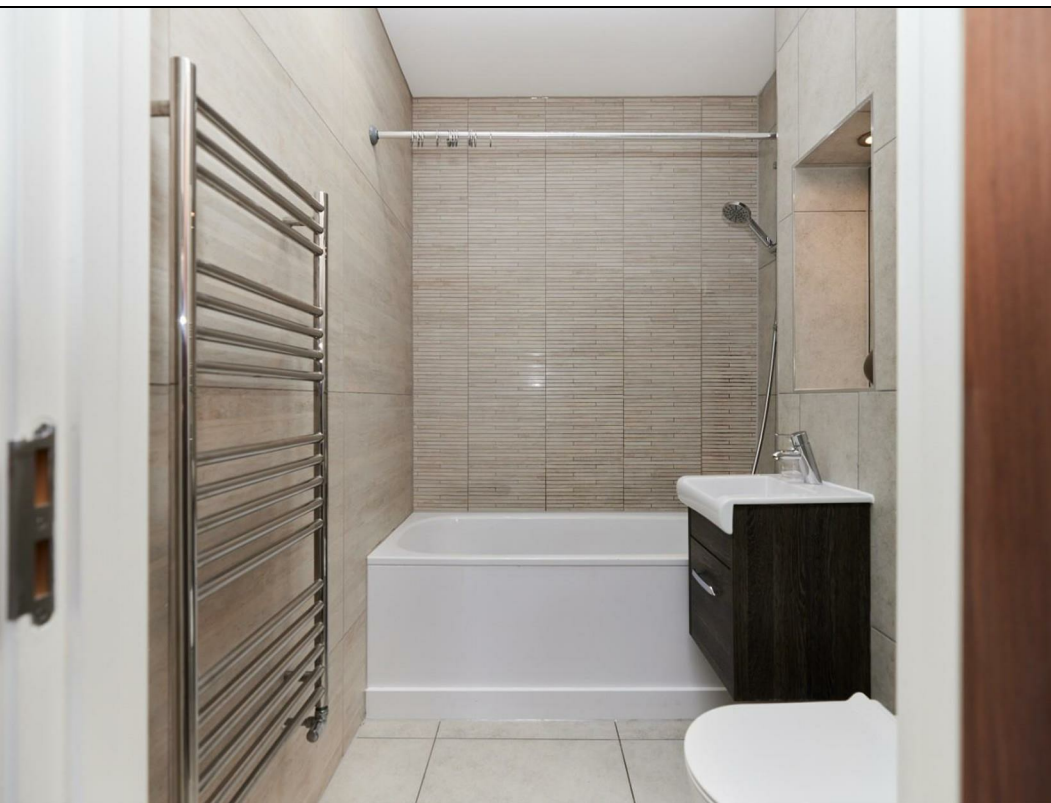




## KEY FEATURES

- High Spec Apartment
- Two double bedrooms
- Two modern bathrooms (one en suite)
  - Secure block
  - 999 year lease
- 738 sqft of internal accommodation
- Close to shops and transport links
  - Sold Chain Free
  - Local transport
  - Nearby superstore

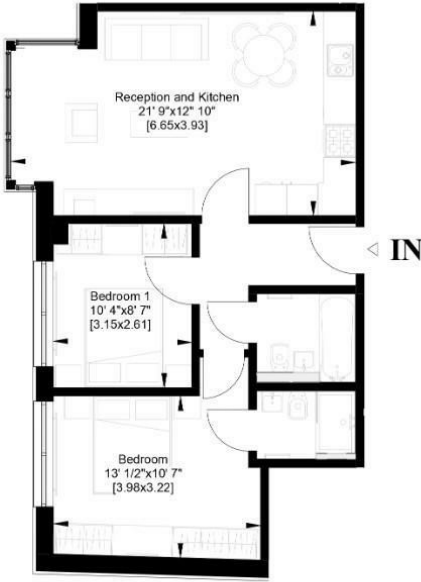






FLAT 11  
PARK HOUSE

GROSS INTERNAL AREA = 59.57 sqm 641.20 sq ft



Note: All areas are measured to the RICS Code of Measuring Practice 6th Edition



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	

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