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HERE TO GET *you* THERE



# Fairhazel Gardens, London

Guide Price £440,000



Hunters are delighted to present this well-presented one-bedroom apartment, set within a period conversion on Fairhazel Gardens in the desirable neighbourhood of South Hampstead, spanning over 462 square foot of internal living space.

The apartment comprises a spacious reception room with high ceilings and large bay windows, and a separate kitchen, a double bedroom, a shower room, and ample built in storage throughout. The flat is quietly positioned and benefits from a good degree of privacy.

Located on a popular residential street, Fairhazel Gardens provides excellent access to the shops, cafés and transport links of both West Hampstead and Finchley Road. Nearby stations include West Hampstead (Jubilee Line, Overground & Thameslink), Finchley Road (Jubilee line & Metropolitan) and South Hampstead (Overground), all within easy walking distance.

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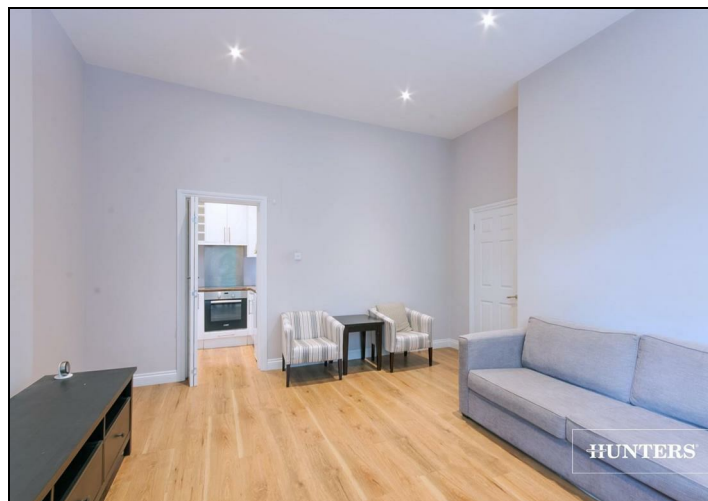
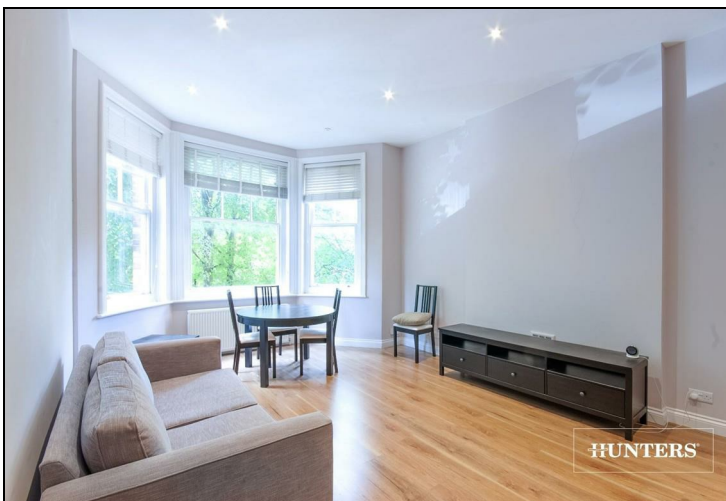
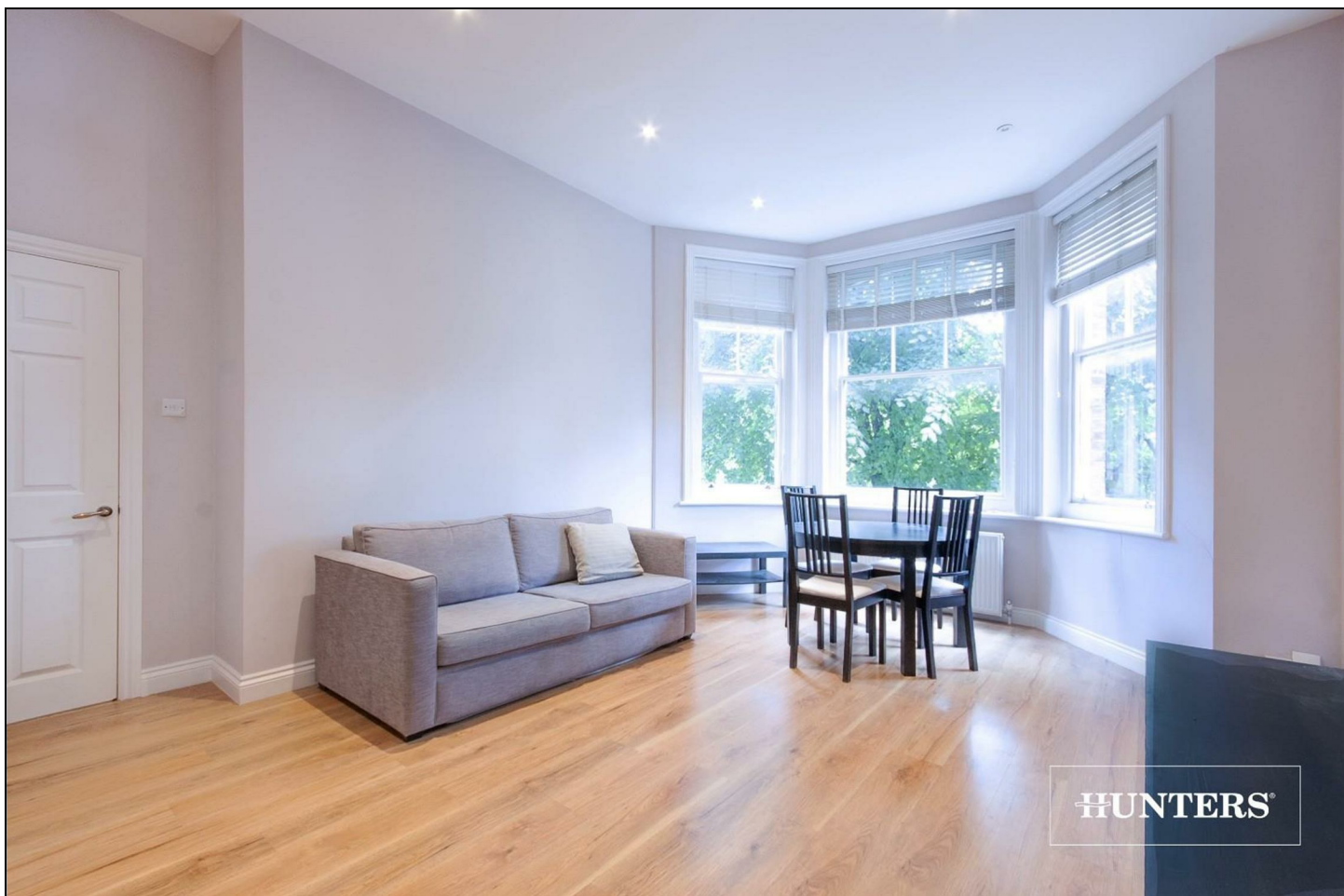


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## KEY FEATURES

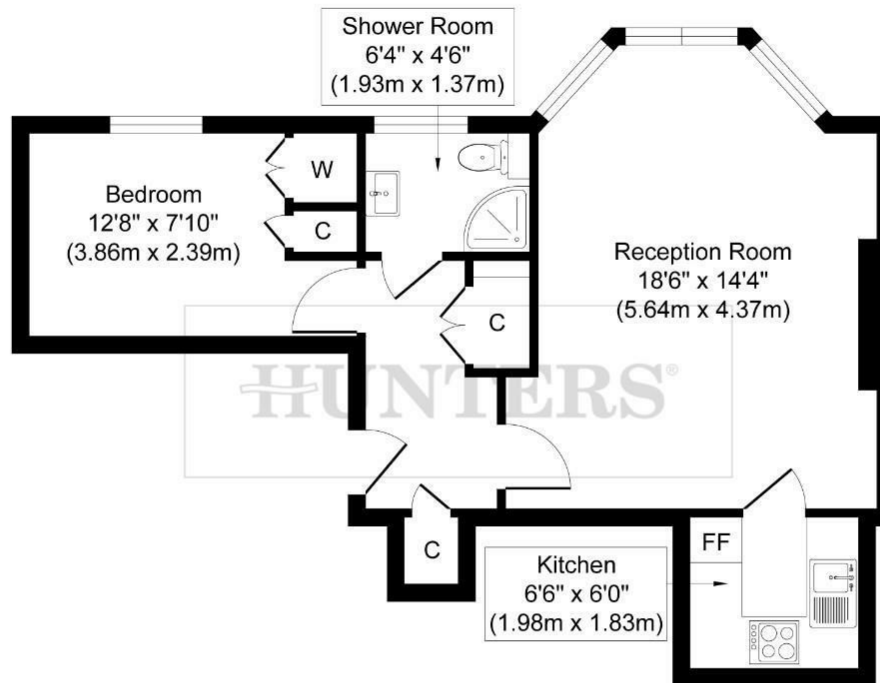
- One Bedroom First Floor Period Flat
  - Built in storage throughout
    - High ceilings
    - Sold chain-free
- Over 462 sq.ft of internal living space
  - Large bay windows
- South Hampstead conservation area
- Close proximity to West Hampstead train links & amenities







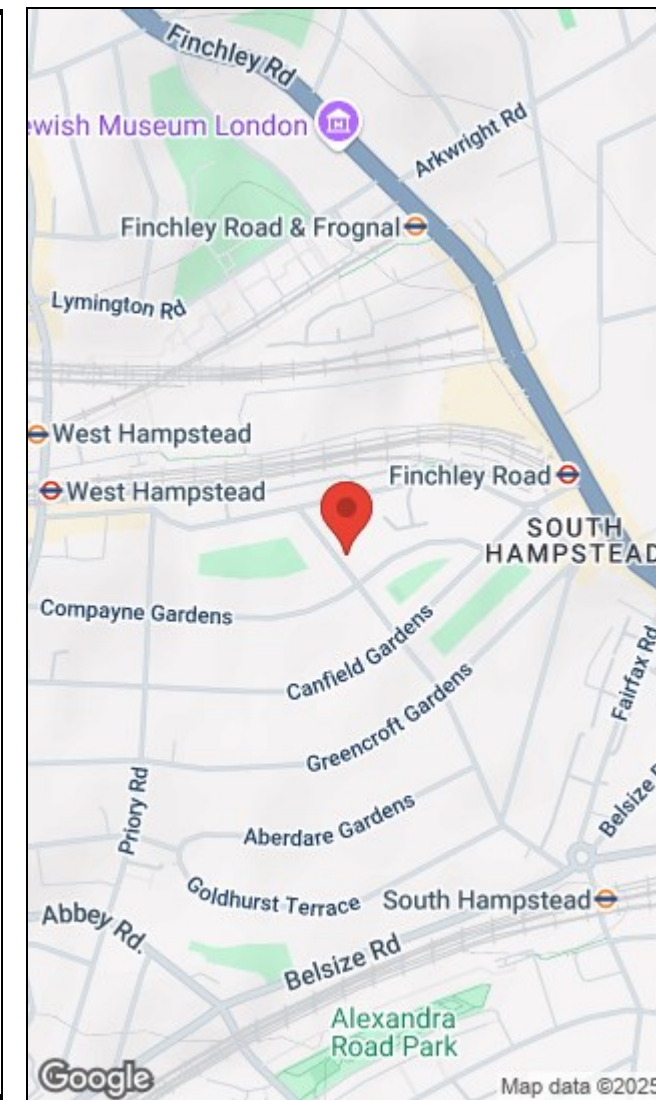




**Approximate Floor Area**  
**462 sq. ft**  
**(42.92 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		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	
	70		78
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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