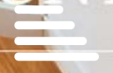




HUNTERS®
HERE TO GET *you* THERE



HUNTERS®

Mallard Close, London, NW6

Offers In Excess Of £425,000



Hunters are pleased to present this one-bedroom garden flat, spanning over 516 square foot of living space, set within a gated development on Mallard Close in Queen's Park.

The property offers a bright and modern interior, a spacious double bedroom, open-plan kitchen/reception, a contemporary bathroom, and a private garden. Further benefits include secure off-street parking.

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

Located close to Queen's Park Station (Bakerloo & Overground – 0.5 miles), Kilburn Park (Bakerloo – 0.2 miles), and Kilburn High Road (Overground – 0.1 miles), with easy access to local shops, cafés, and Queen's Park itself.

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

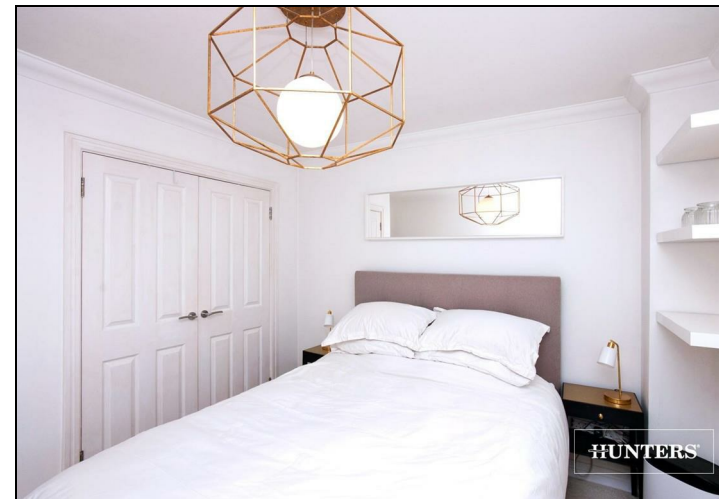
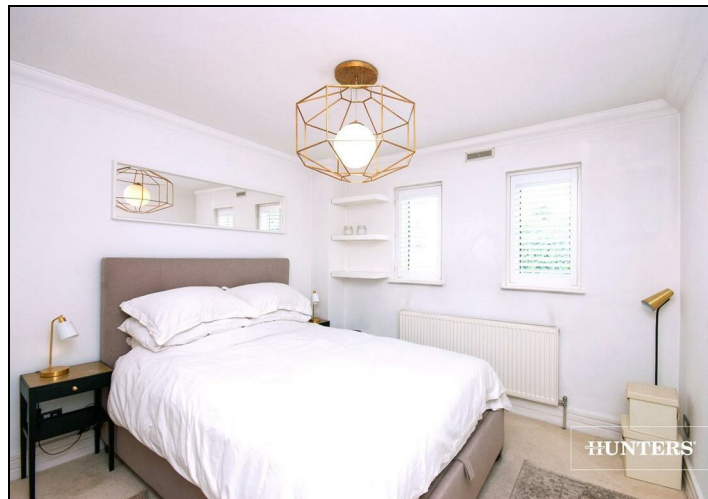


This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

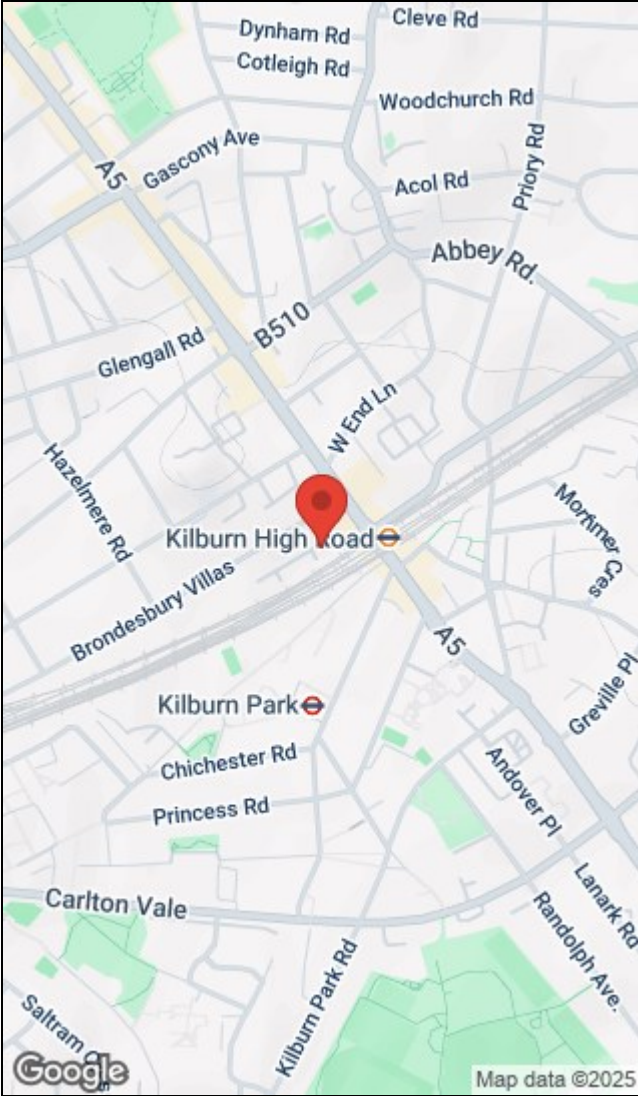
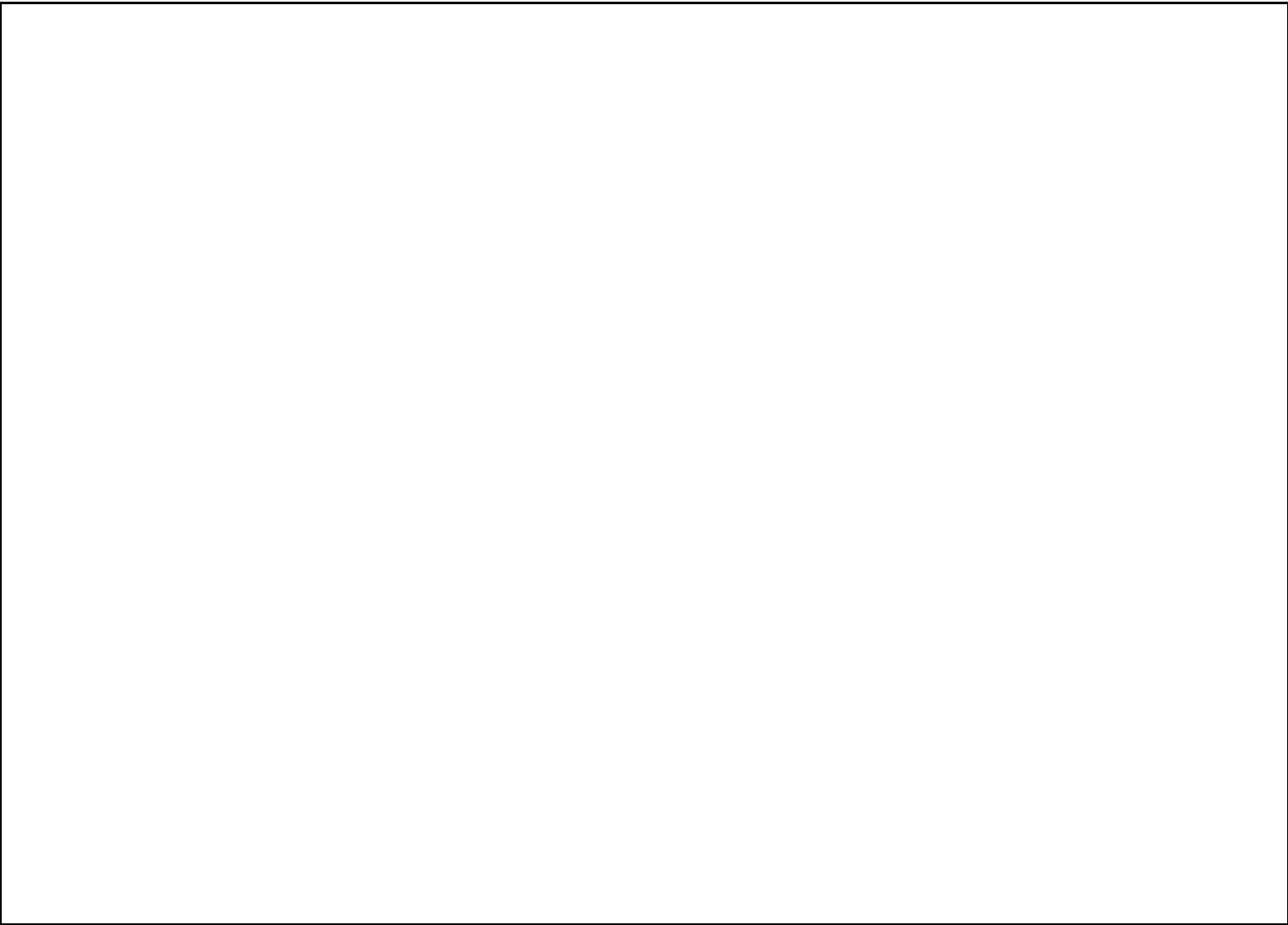


KEY FEATURES

- One Bedroom Garden Flat in a Gated Development
 - Off-street secure parking
- Over 516 sq.ft. of internal living space
 - Private South-facing garden
 - Sold chain-free
 - Share of freehold
- Close proximity to Kilburn High Road station







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
76 77					
England & Wales			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.