

HUNTERS®

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# Joan Court, Fortune Green, London, NW6

## Offers In The Region Of £800,000



Set on the first floor of a prestigious modern development is this stylish three double bedroom, two bathroom apartment, benefiting from a balcony with stunning views.

This 1,061 square foot luxurious apartment offers a generous open plan kitchen reception room with, two double bedrooms, an additional single bedroom/study, a balcony, and two modern bathrooms as well as ample storage throughout.

Additional benefit include underground car parking space. The property is sold chain-free, with a long lease attached.

Joan Court forms part of the highly sought-after Fortune Green development and is located just yards away from Fortune Green park, and the local transport links as well as further local amenities that West End Lane has to offer. Transport links bringing you to King's Cross within 15 minutes.

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

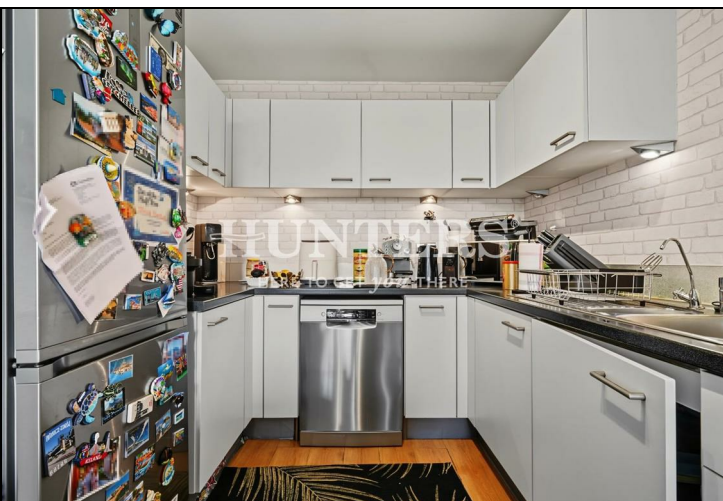


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## KEY FEATURES

- Three Bedroom Two Bathroom First Floor Apartment
  - Purpose built, well-maintained building
  - Moments from Fortune Green park
- Over 1,000 square foot of internal living space
  - Underground car parking space
- Private balcony facing onto West Hampstead's grounds
- Short walk to West Hampstead's transport links including Jubilee Line, Thames Link & Overground
- Local amenities including a Tesco, boutique cafes, salons and more
  - Lift access



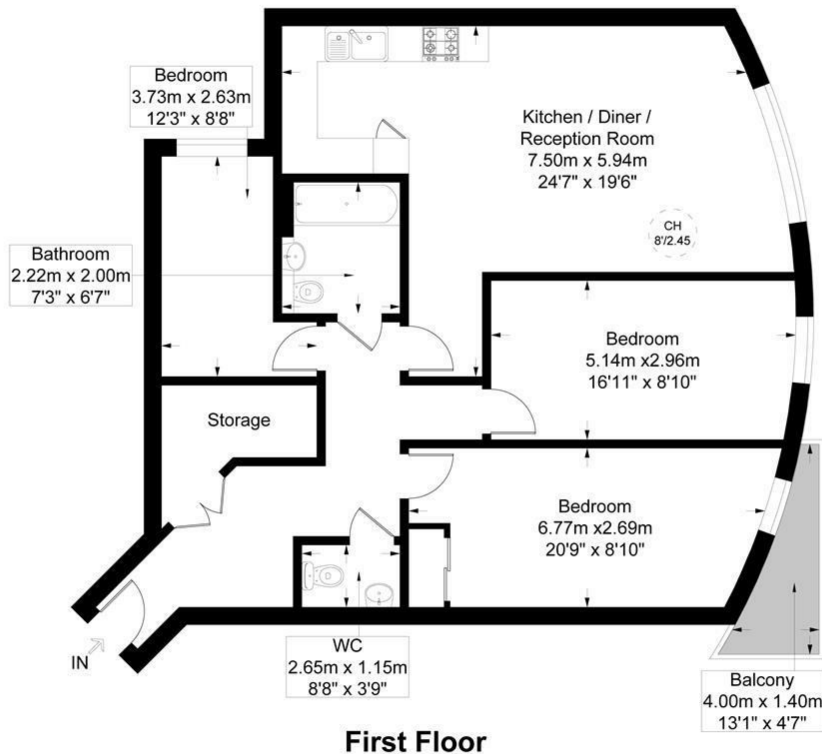
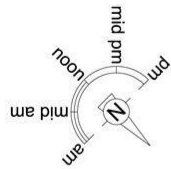




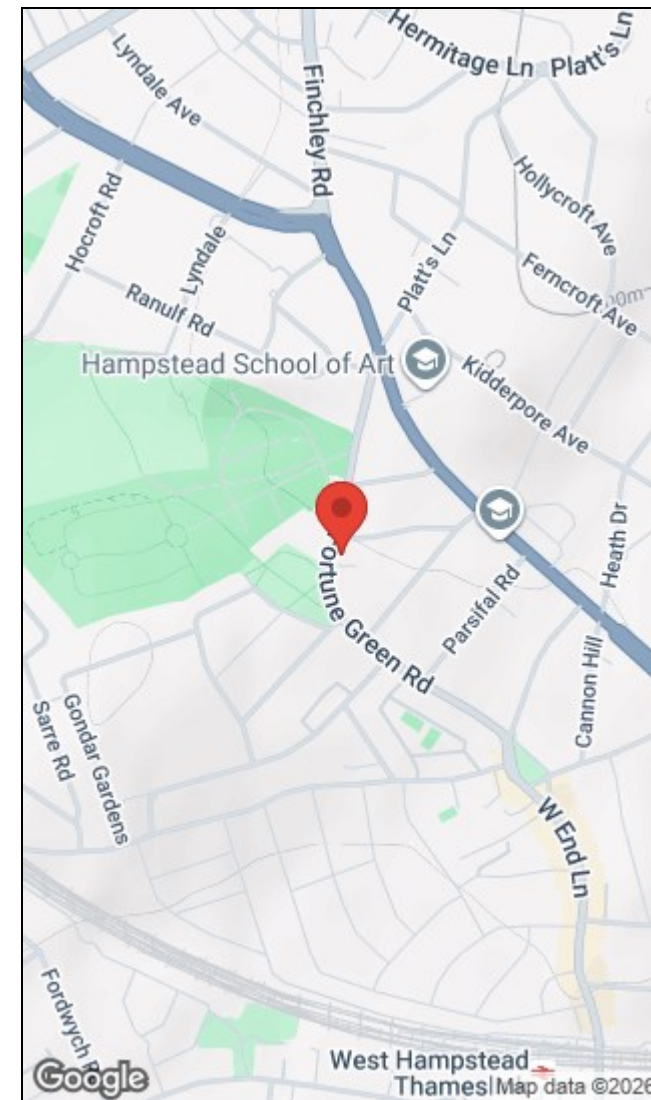


# Joan Court, NW6

Approximate Gross Internal Area = 1061 sq ft / 98.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| 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 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |
| England & Wales                             |           | England & Wales                                                 |           |

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