



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Kidderpore Avenue, London, NW3

## Offers In Excess Of £875,000

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

This generous sized one bedroom apartment spans 764sqft and comes with secure off street parking. Featuring a contemporary & spacious reception room that leads to a private terrace on one end, the other end the has a generous sized dining area leading to a separate kitchen.

Maynard House forms part of Hampstead Manor, the acclaimed Mount Anvil redevelopment of the former Westfield College estate. The site includes 24-hour concierge, residents' gym, spa and swimming pool, and landscaped communal gardens.

Within easy reach of Hampstead Village and the wider transport connections of NW3. The area is known for its village atmosphere, independent shops, cafés, restaurants, green spaces and excellent schools, making this a superb home for buyers seeking period character, modern convenience and a prime Hampstead setting

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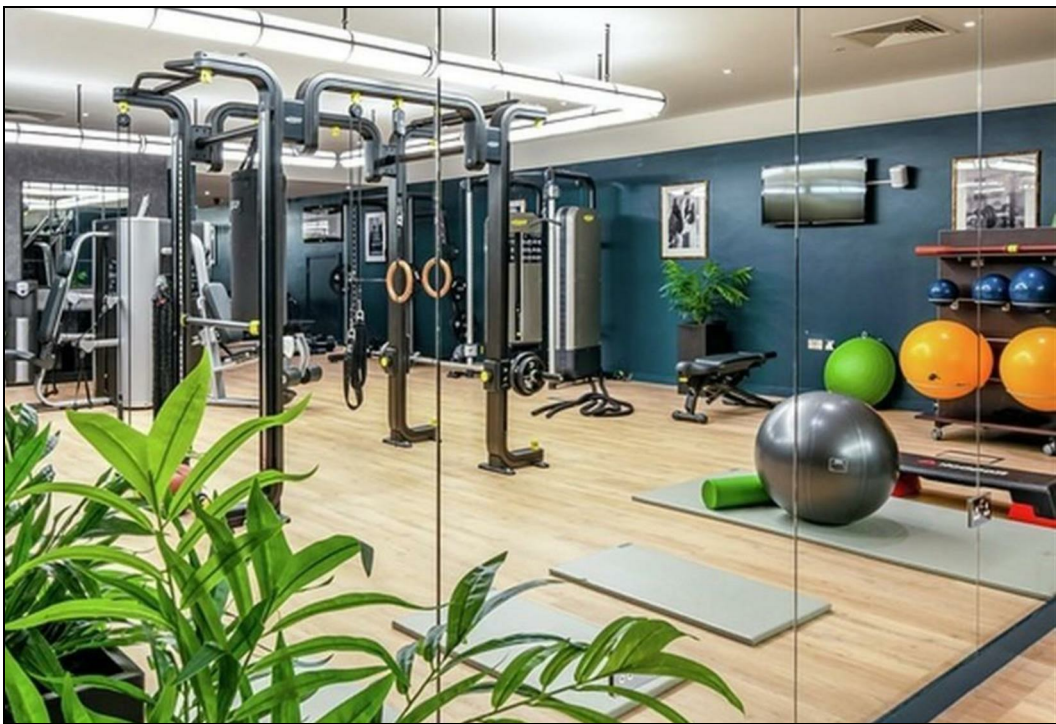
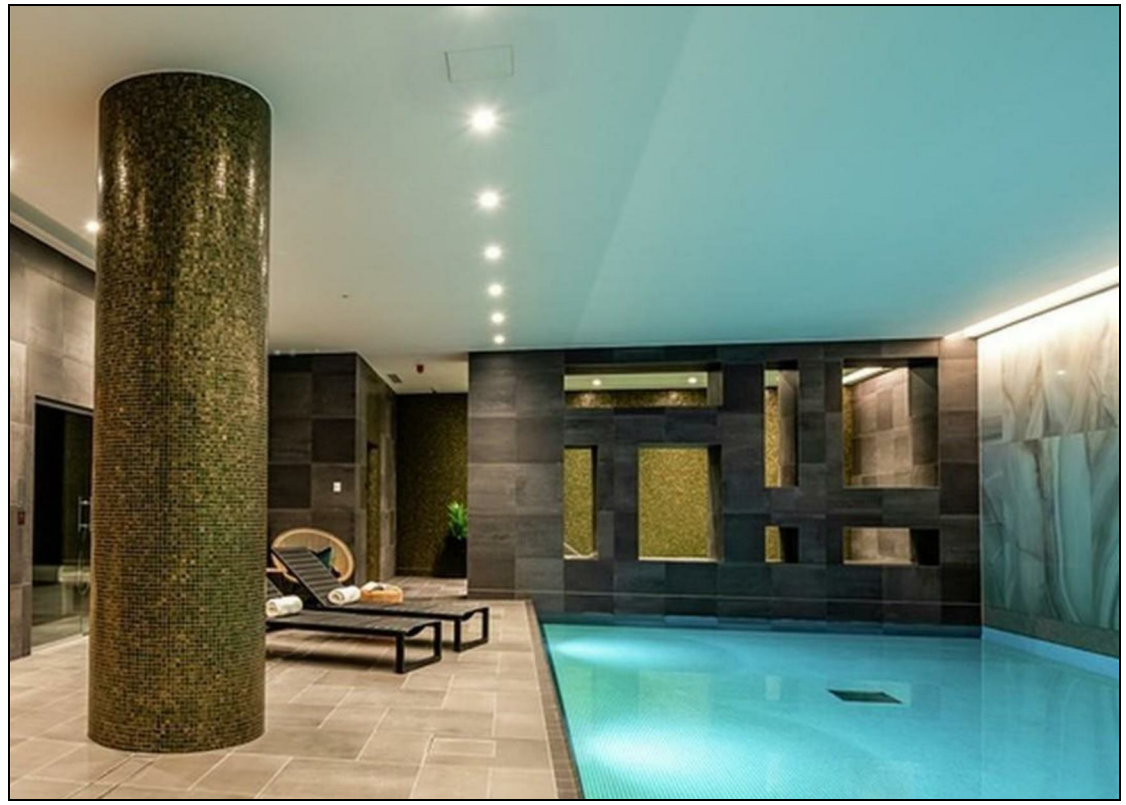


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## KEY FEATURES

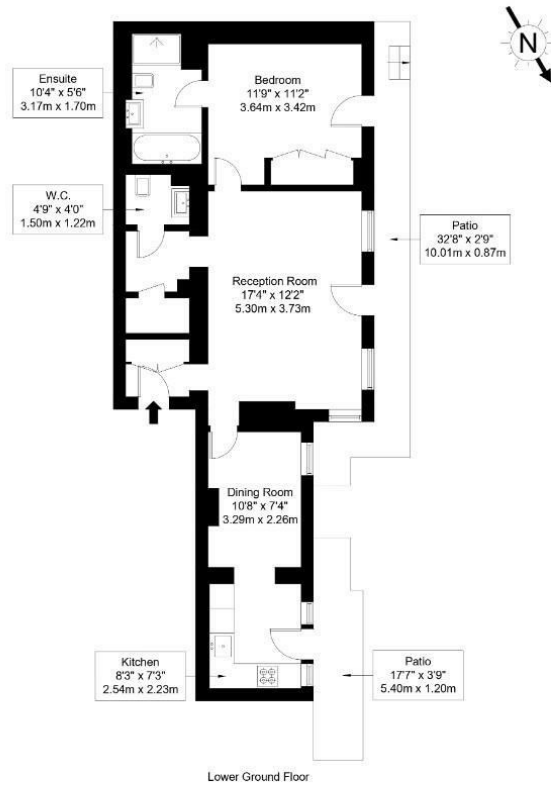
- Large One Bed Apartment
- Secure off Street Parking
  - Long Lease
- Gym & Swimming Pool
- 24 Hour Concierge
- Manicured Communal Gardens
  - Private Balcony





# Kidderpore Avenue, NW3 7SU

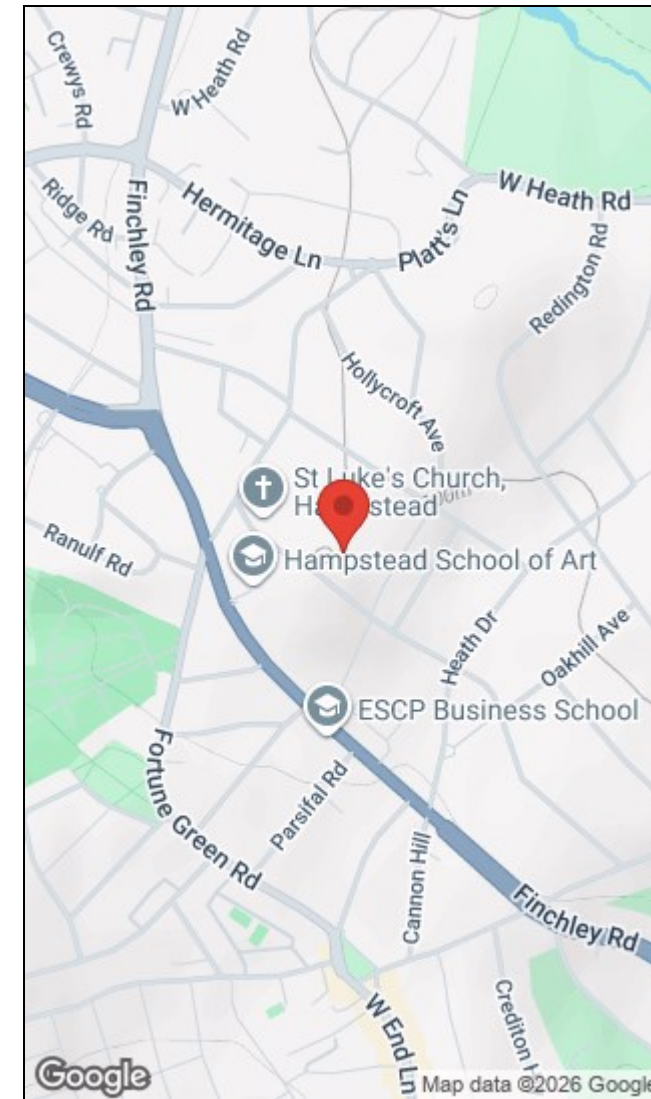
Approx Gross Internal Area = 66.23 sq m / 713 sq ft



Ref :

Copyright **BLEU PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>80</b>	Potential: <b>80</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>80</b>	Potential: <b>80</b>
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