

HUNTERS®

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Waterloo Road, London, NW2

Guide Price £375,000



Hunters West Hampstead are delighted to present this well-proportioned two-bedroom, two-bathroom ground floor apartment, offering approximately 766 sq ft of living space. Representing excellent value for money, this property is an ideal first-time purchase or investment opportunity.

The accommodation comprises a generous 32ft open-plan reception room with a fully integrated modern kitchen, two double bedrooms, and a contemporary family bathroom. The property is sold chain free and comes with a newly created 125-year lease.

Conveniently located for commuters, Brent Cross West (Thameslink) is just 0.6 miles away, offering fast connections to St Pancras International in as little as 12 minutes. Neasden and Dollis Hill stations (Jubilee Line) are also within easy reach.

With direct access to the A406 North Circular just moments away, the property offers excellent road links out of London and quick connections to the M1 and wider motorway network—perfect for those who need to travel in and out of the city with ease.

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

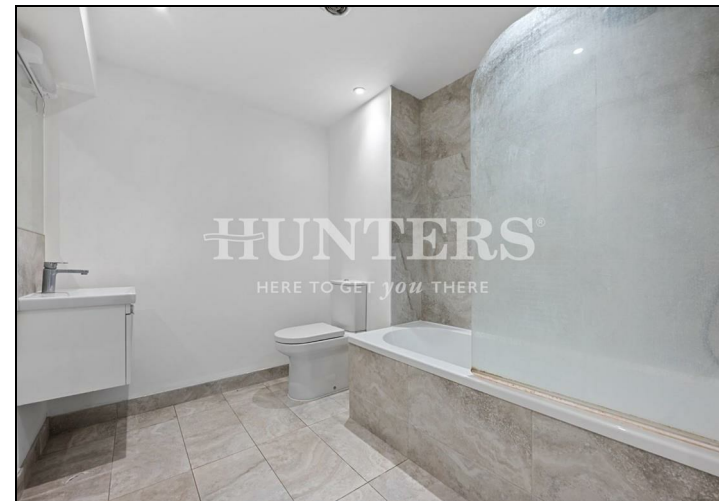


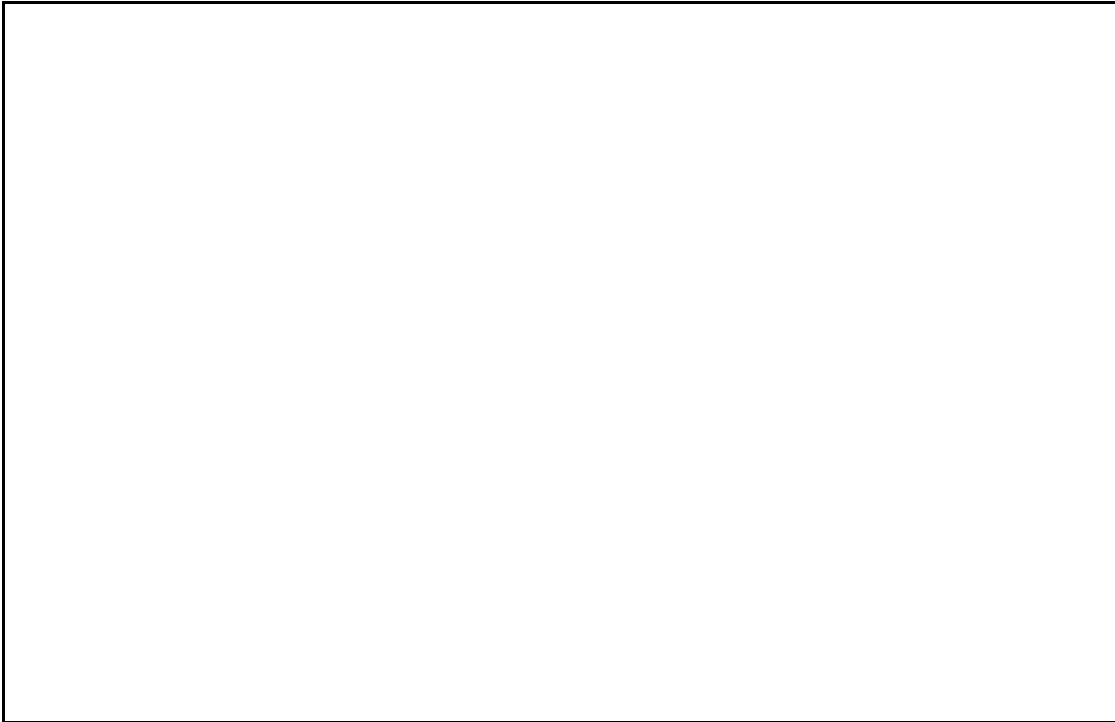
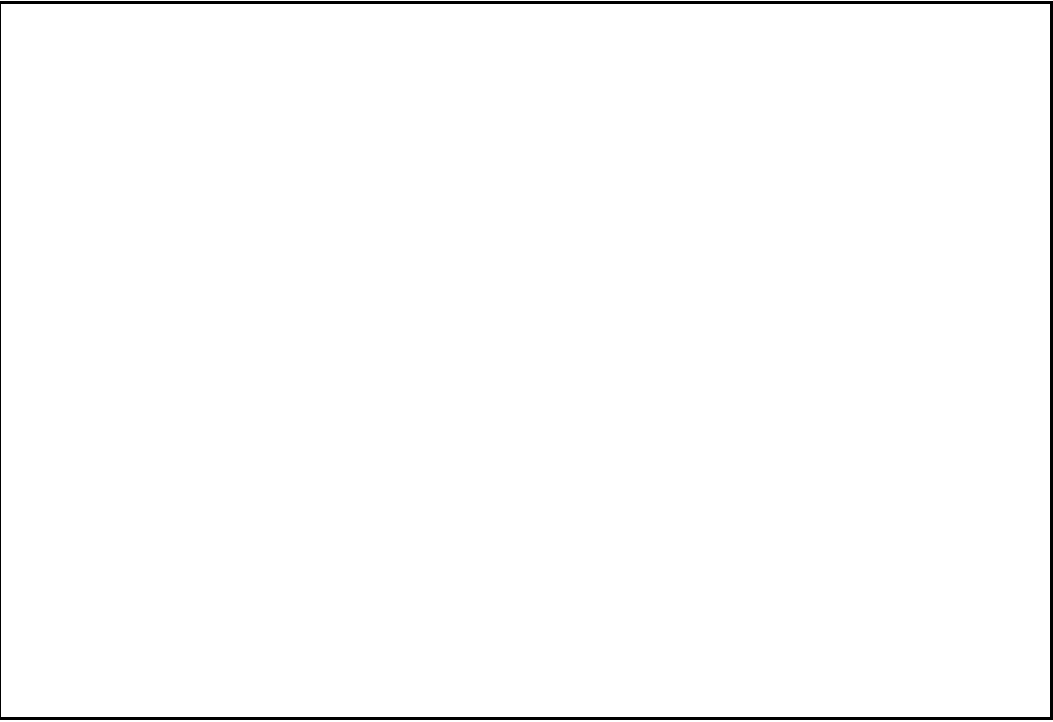
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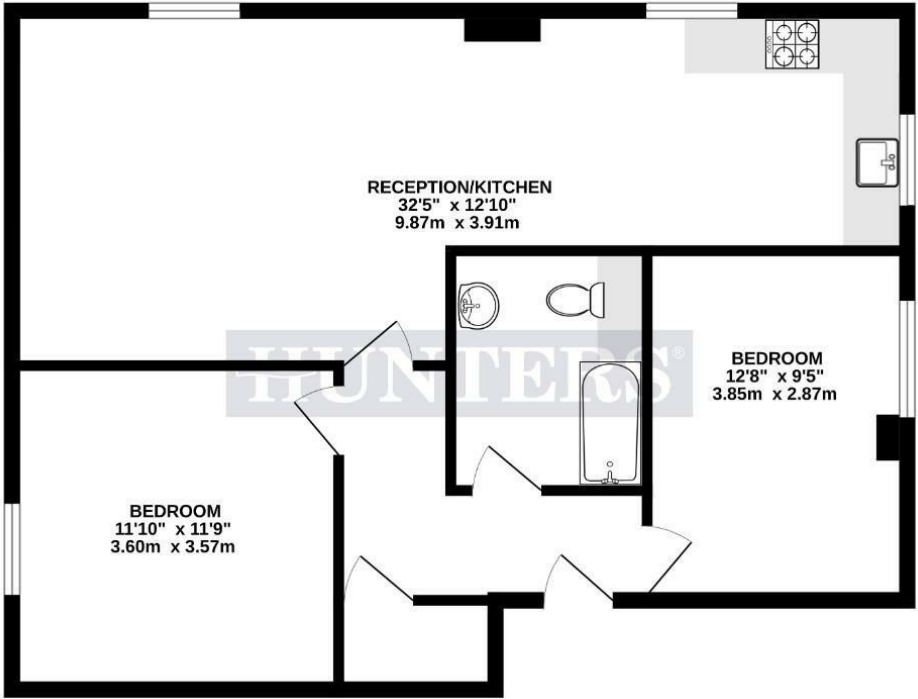
KEY FEATURES

- Stunning two double bedroom, two bathroom apartment
- 766 sq.ft of internal accommodation
- En suite to primary bedroom
- Off Street Parking
- Access to Neasden and Dollis Hill Stations (Jubilee Line)
- Sold Chain Free with New 125 year lease
- 0.6 miles to Brent Cross West station (12 mins to Kings Cross International)
- Service charge is £1,500 p.a
- Parking is a first come, first served basis

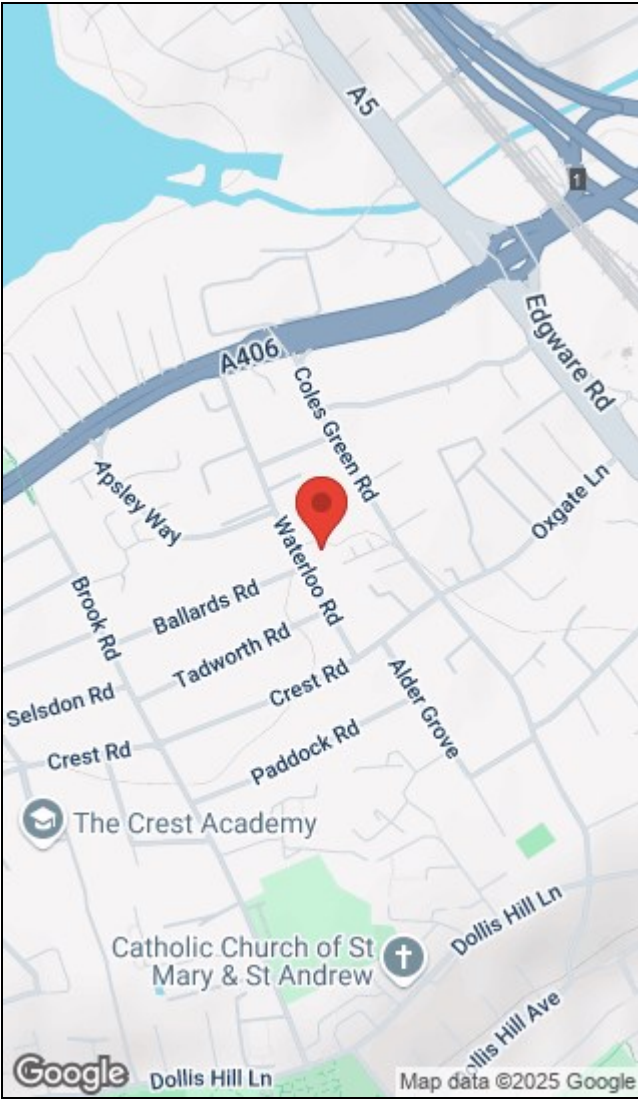




GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 780sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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 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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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