



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



# Leghorn Road, London

£499,000



Located on a quaint residential street this fantastic first floor apartment features a large reception room with bay window, modern fully fitted kitchen and two generous double bedrooms.

This home is being sold with a share of the freehold.

Leghorn Road is a quiet residential address ideally positioned for all local amenities found on Harlesden High street with Roundwood Park also nearby.

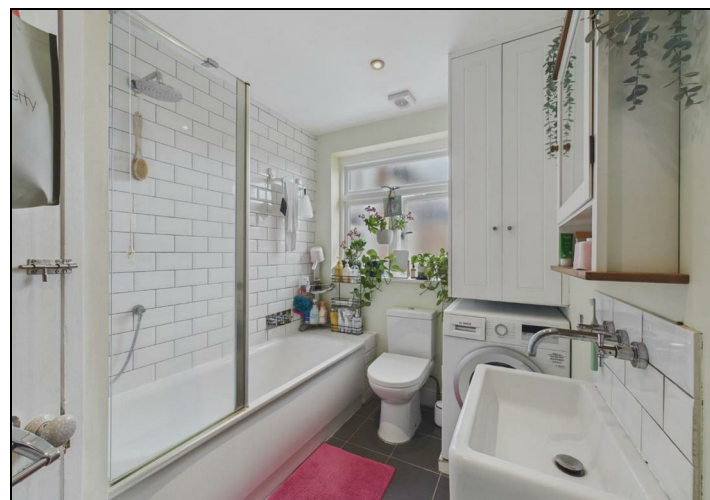
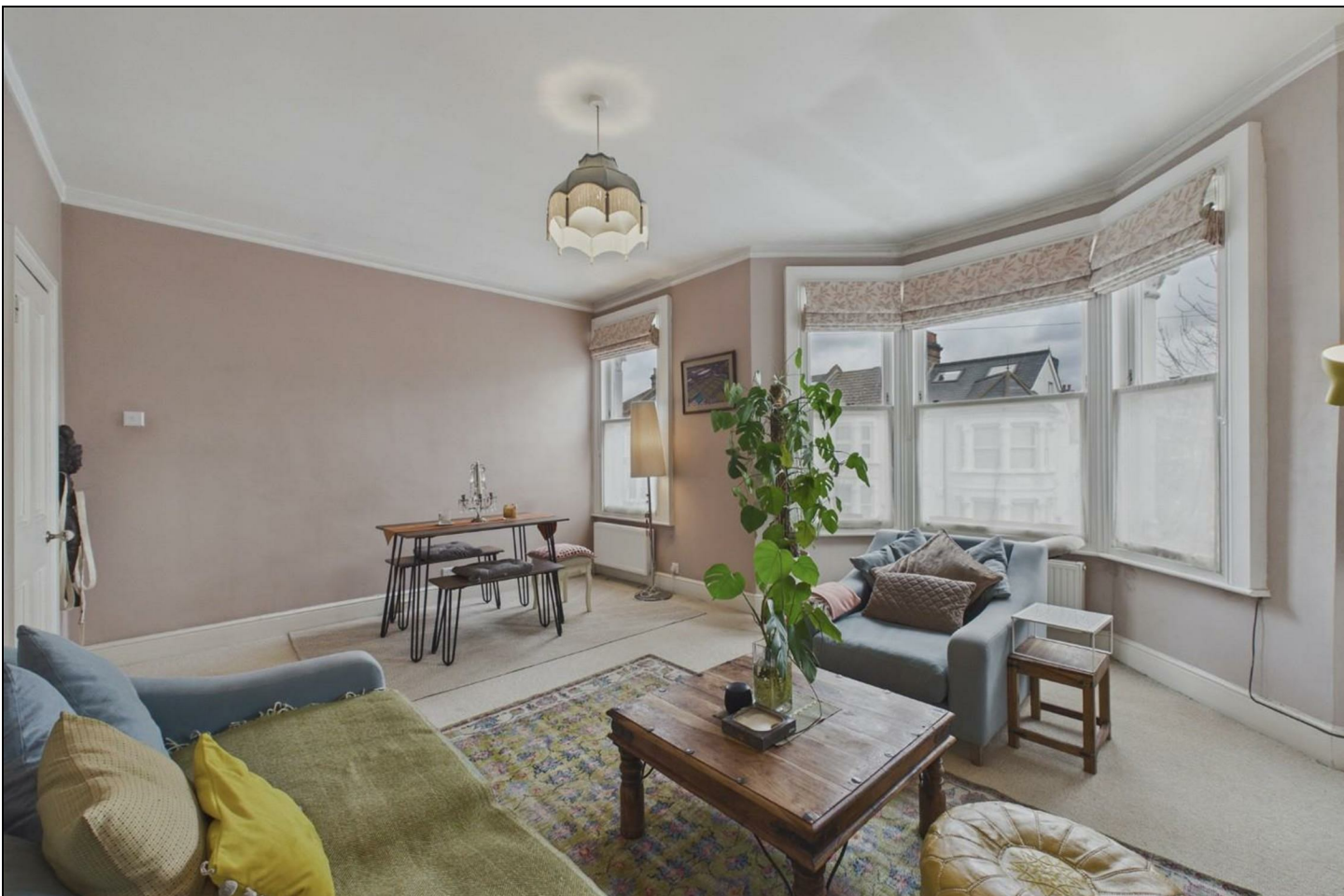
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



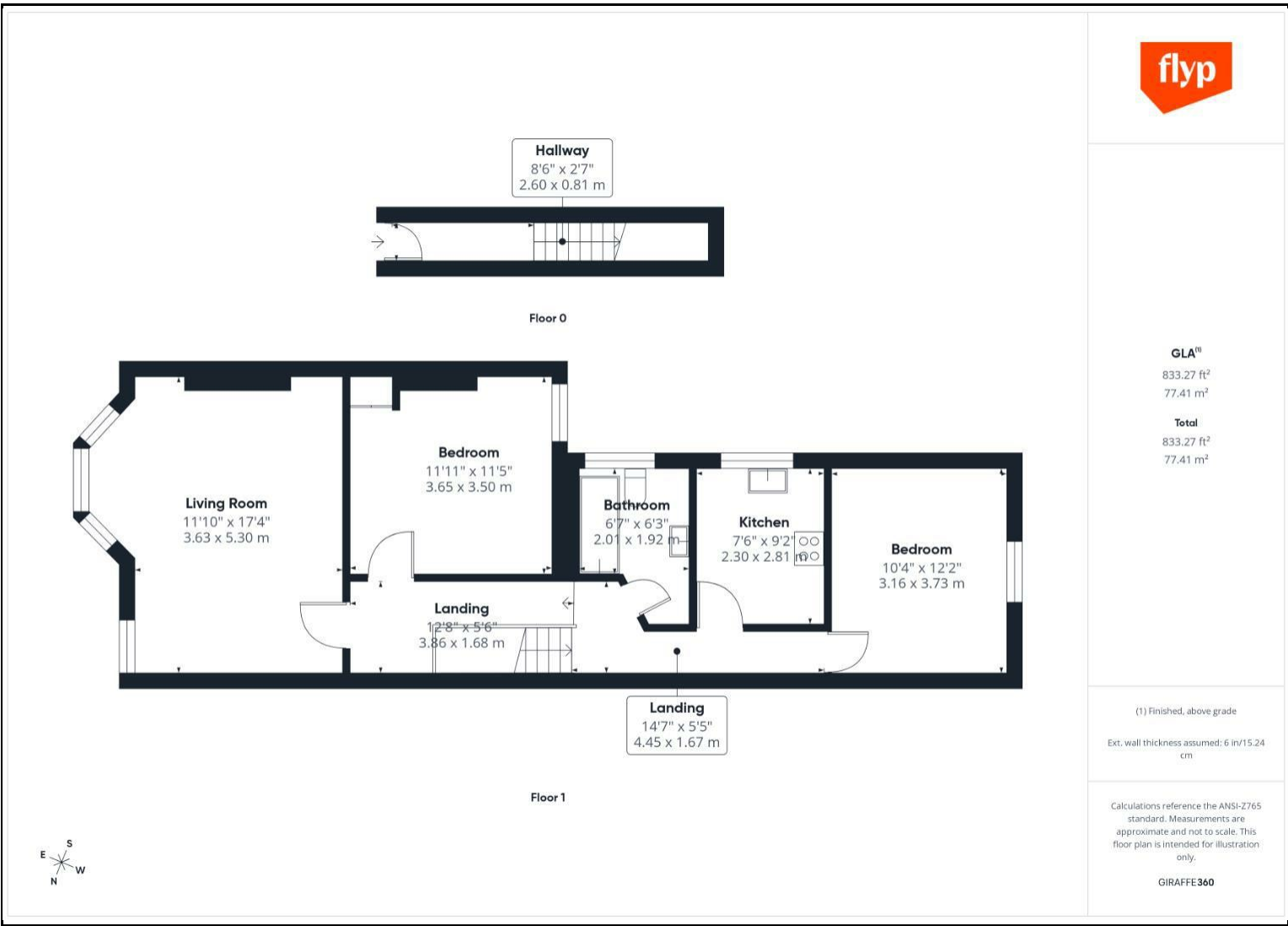
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## KEY FEATURES

- Share of Freehold
- Two Double Bedrooms
  - Circa 830sqft
- Contemporary Finish
- Quite Residential Street
  - First Floor







GLA<sup>®</sup>  
833.27 ft<sup>2</sup>  
77.41 m<sup>2</sup>

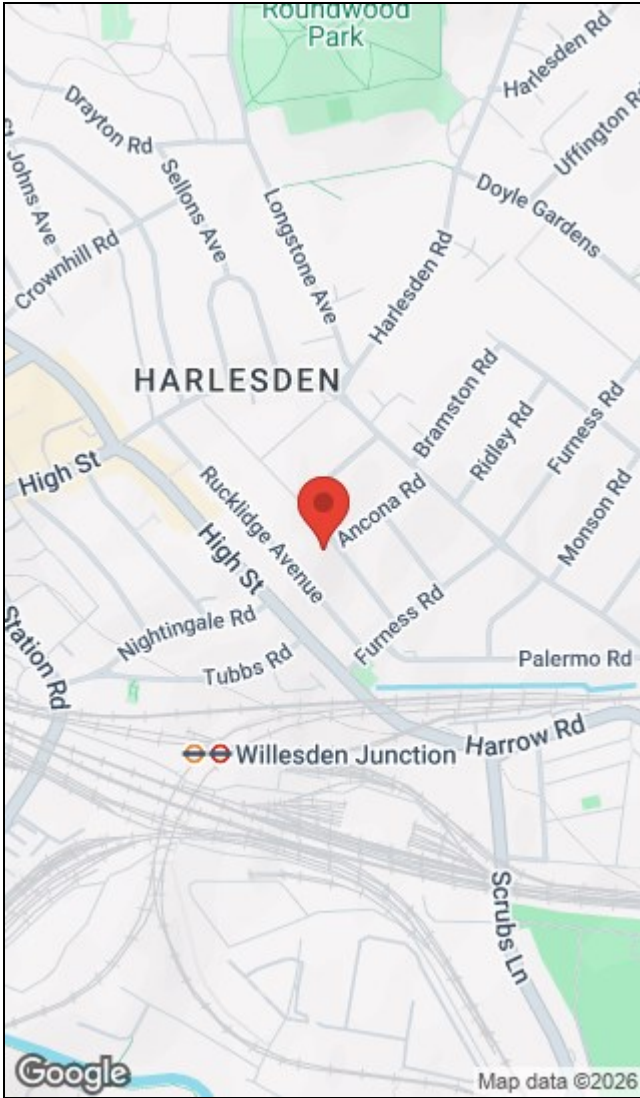
Total  
833.27 ft<sup>2</sup>  
77.41 m<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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