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# Hillfield Road, West Hampstead, London, NW6

## Offers In Excess Of £350,000



Bringing to the market, as sole agents, this one-bedroom raised ground floor apartment with private outdoor space, set on a highly sought-after road in the heart of West Hampstead.

The property offers a modern, bright open-plan kitchen/reception room with direct access to a private patio, a generous double bedroom with a bay window, and a modern bathroom. Also benefitting from ample built-in storage throughout.

Sold chain free, with a long lease attached, and low service charge.

Hillfield Road is ideally located within easy reach of Fortune Green's open space, as well as the vibrant cafés, restaurants and boutiques along West End Lane. Excellent transport links are close by, including the Jubilee Line, Thameslink and Overground services.

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



## KEY FEATURES

- One Bedroom West Hampstead Apartment
- Converted from the raised ground floor of a period building
  - Sole use of outdoor space
  - Access to West End Lane and West Hampstead transport links
    - Long lease attached
    - Sold chain free
  - Modern décor throughout

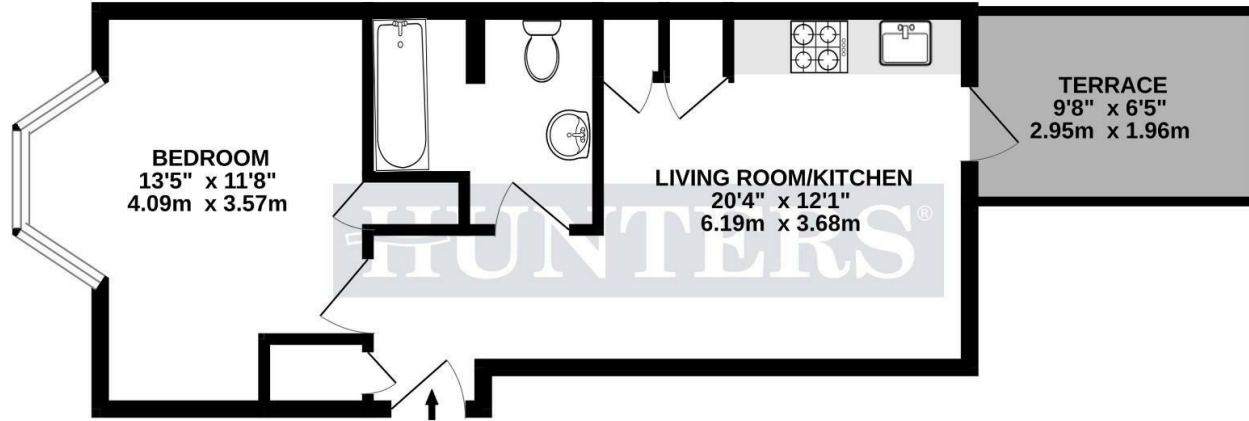




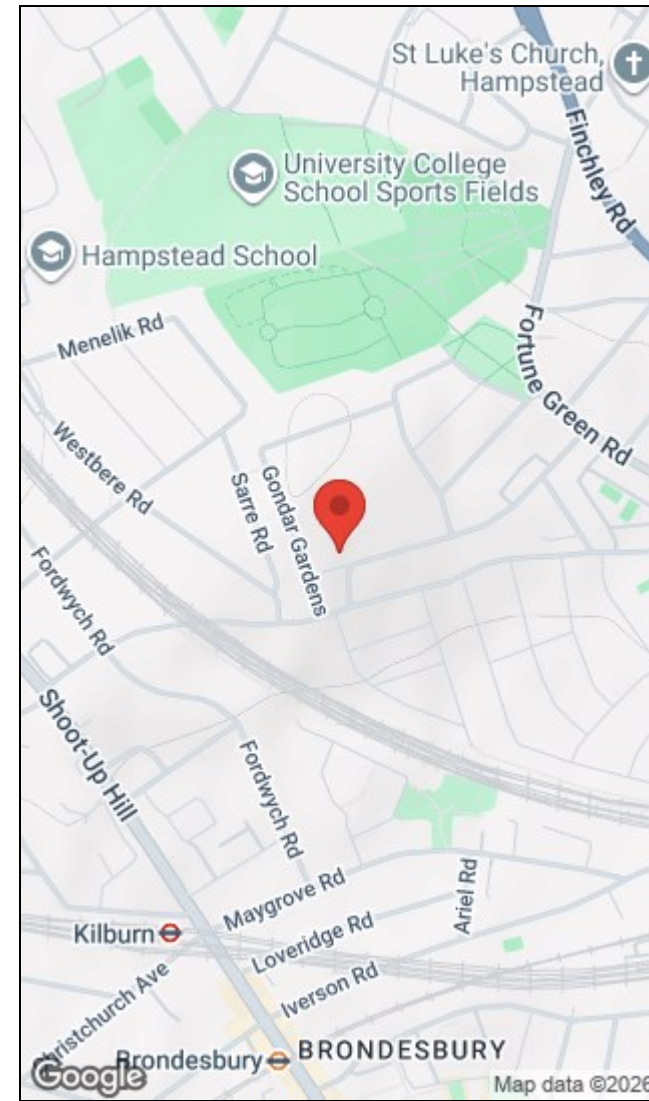
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# GROUND FLOOR



TOTAL FLOOR AREA : 403sq.ft. (37.4 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 <sub>2</sub> ) Rating	
	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
	66	73	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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