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Shoot Up Hill, W. Hampstead Borders, London, NW2

Asking Price £700,000



Spacious and Architecturally Distinctive Three-Bedroom Split-Level Apartment with Parking and Garden Access

Occupying a peaceful position at the rear of a handsome period conversion, this generously proportioned 1,093 sq ft split-level apartment offers a rare combination of space, character, and practicality.

The heart of the home is the impressive 22ft x 18ft reception room, featuring a striking double-vaulted ceiling that creates a remarkable sense of volume and natural light. This unique architectural feature adds genuine distinction to the space, making it ideal for both relaxed living and entertaining.

The apartment comprises three well-sized double bedrooms, including a spacious principal suite on the top floor complete with en-suite bathroom and useful eaves storage. Throughout the property, you'll find ample built-in storage and fitted wardrobes, ensuring a high level of everyday functionality.

Accessed directly from a private balcony, residents enjoy use of a large, well-maintained communal garden, providing a tranquil outdoor retreat. The property further benefits from private off-street parking and full double glazing, offering both convenience and comfort.

Offered chain-free, this appealing home is ideally suited to those seeking generous living space in a peaceful yet well-connected location.

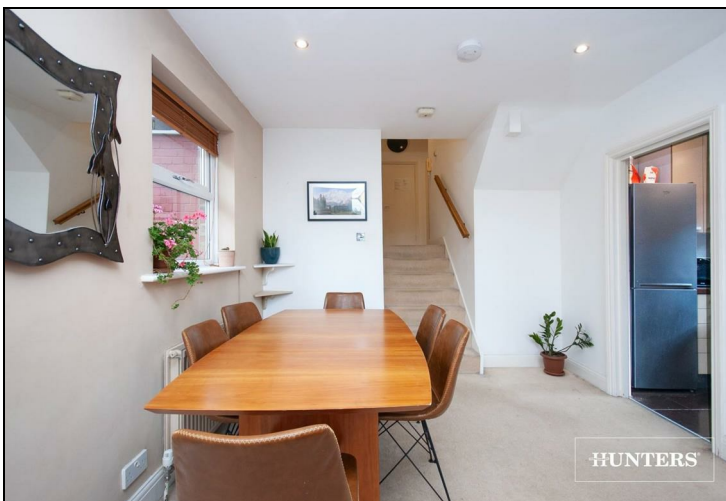
Conveniently situated just a 7-minute walk to Kilburn Station (Jubilee Line, Zone 2), the apartment is also within easy reach of West Hampstead Thameslink, Brondesbury Overground, and a wide array of bus routes. The local area offers a vibrant village feel, with the independent shops, cafés and restaurants of Mill Lane and West End Lane close by. Residents can also enjoy easy access to Hampstead Heath, Primrose Hill, and Queen's Park, all within walking distance.

KEY FEATURES

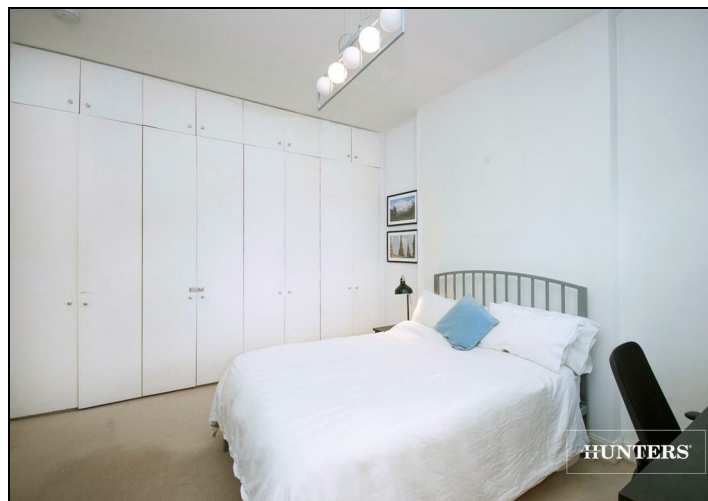
- Private off-street parking
- Over 1,178sq ft of internal living space
- 7 mins walk Kilburn Zone 2, Jubilee Line
- Short walk to W.Hampstead Thameslink
 - Direct access to private balcony & communal garden
- Double glazed & fitted storage throughout
 - Sold chain-free
- Double vaulted ceiling in large 22ft lounge
 - Quiet as facing garden/greenery



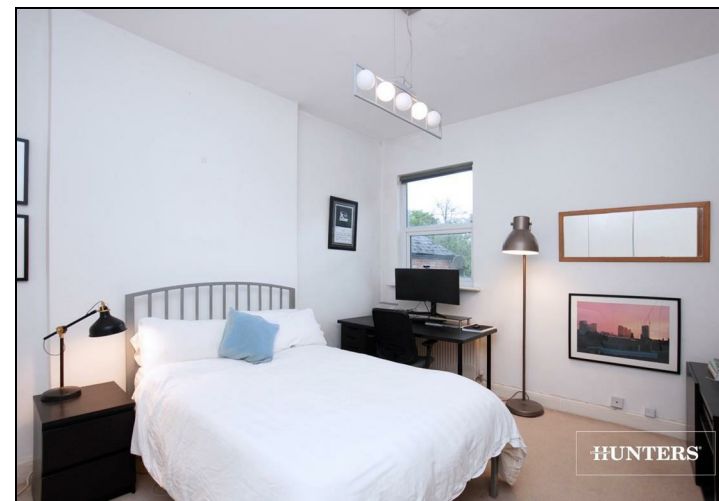
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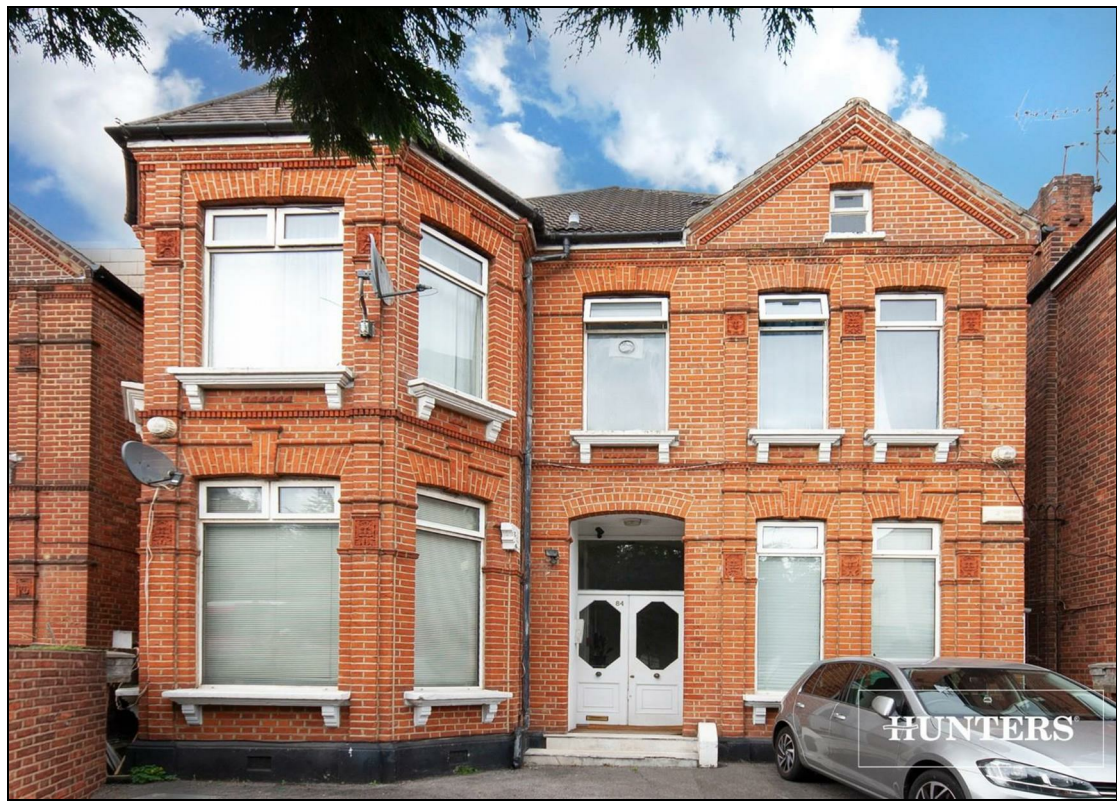
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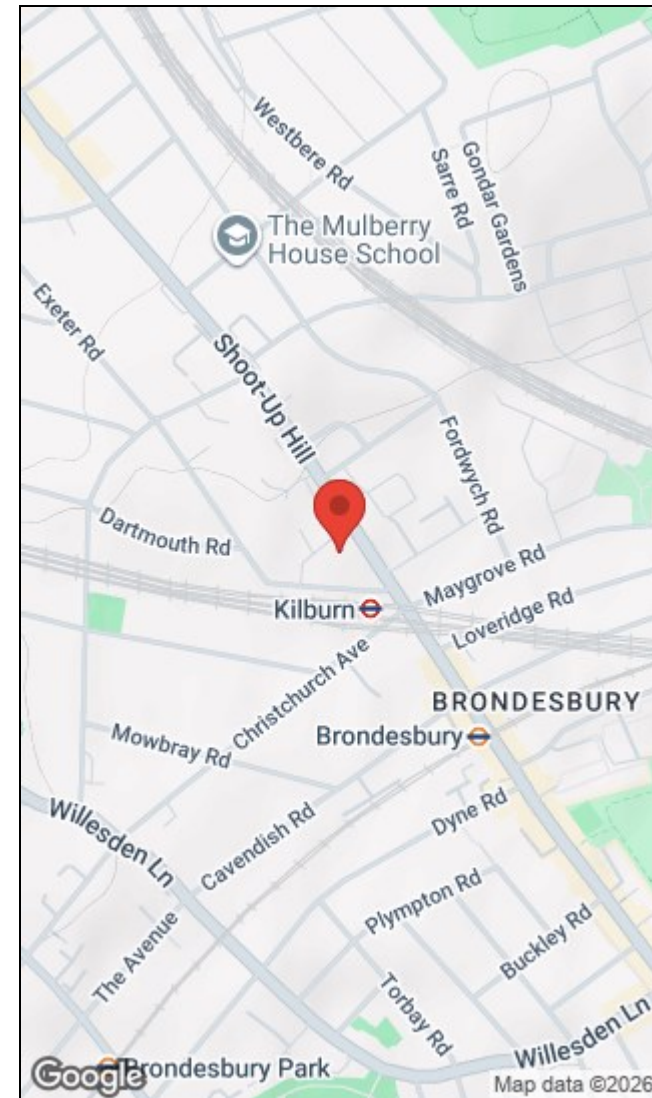
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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	
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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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