

HUNTERS

HERE TO GET *you* THERE

HUNTERS®

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Tanfield Avenue, London, NW2

£200,000



Set within a purpose-built block this smart 2 bedroom first floor flat offers well proportioned rooms, a separate kitchen and off-street parking.

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



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KEY FEATURES

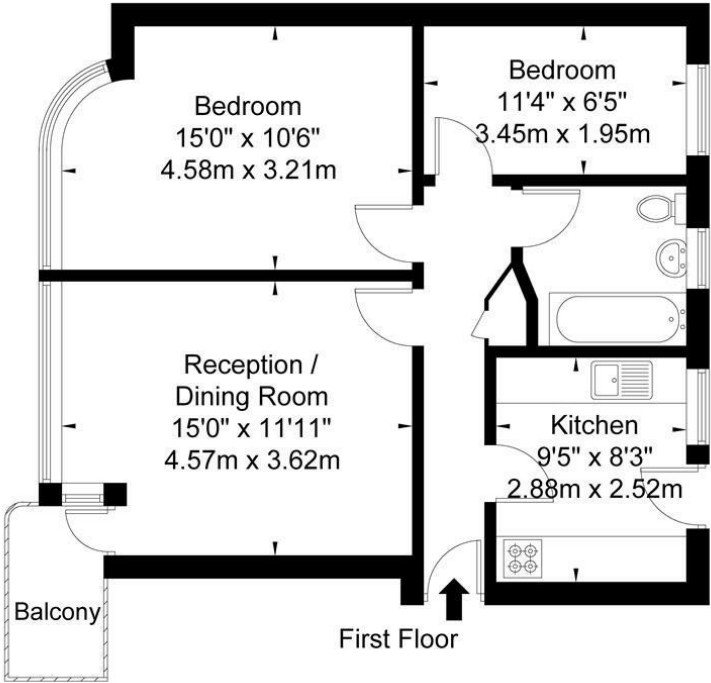
- A well proportioned 2 bedroom first floor flat
- Separate kitchen
- Set within a purpose built block
- Spacious reception room with dining space
- Generously sized master bedroom
- Leasehold
- Private Balcony





Clifford Court Tanfield Avenue NW2 7RY

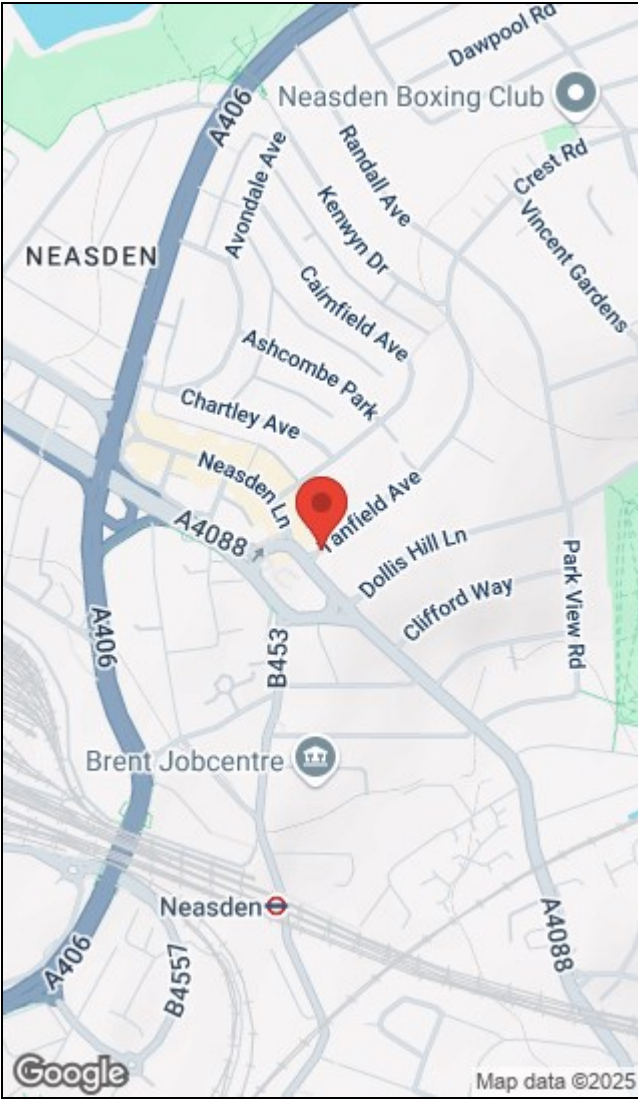
Approx. Gross Internal Area = 56.6 sq m / 609 sq ft



Ref

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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. 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			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	63	78	(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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