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# Waterloo Road, London, NW2

## Guide Price £400,000



Hunters West Hampstead are delighted to present this modern two-bedroom, two-bathroom ground floor apartment, spanning approximately 766 sq ft and set within a recently built development of just 11 apartments.

The property features a spacious open-plan reception with a sleek, fully integrated kitchen, two double bedrooms including one with an en-suite, a contemporary family bathroom, and access to a private outdoor area—ideal for relaxing or entertaining.

Ideally located for commuters, Brent Cross West Station (Thameslink) is just 0.6 miles away, offering direct journeys to St Pancras International in just 12 minutes. Neasden and Dollis Hill Stations (Jubilee Line) are also nearby, providing swift access across London.

Positioned just moments from the A406 North Circular, this apartment also offers superb road connectivity, making it an excellent choice for those needing quick routes out of London and easy access to the M1 and surrounding motorway network.

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

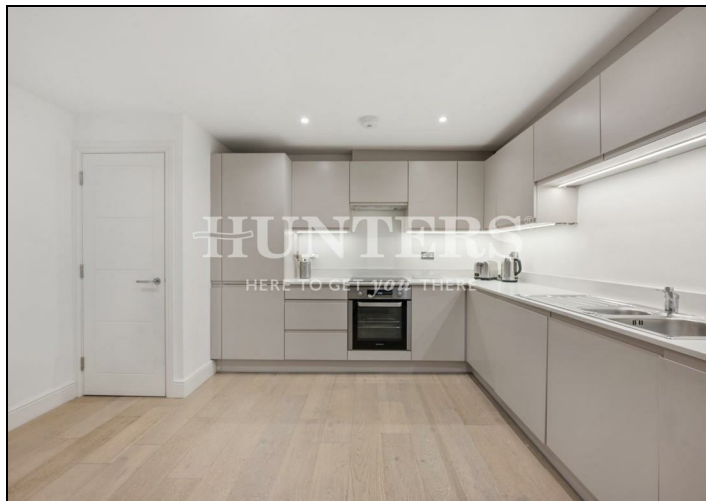


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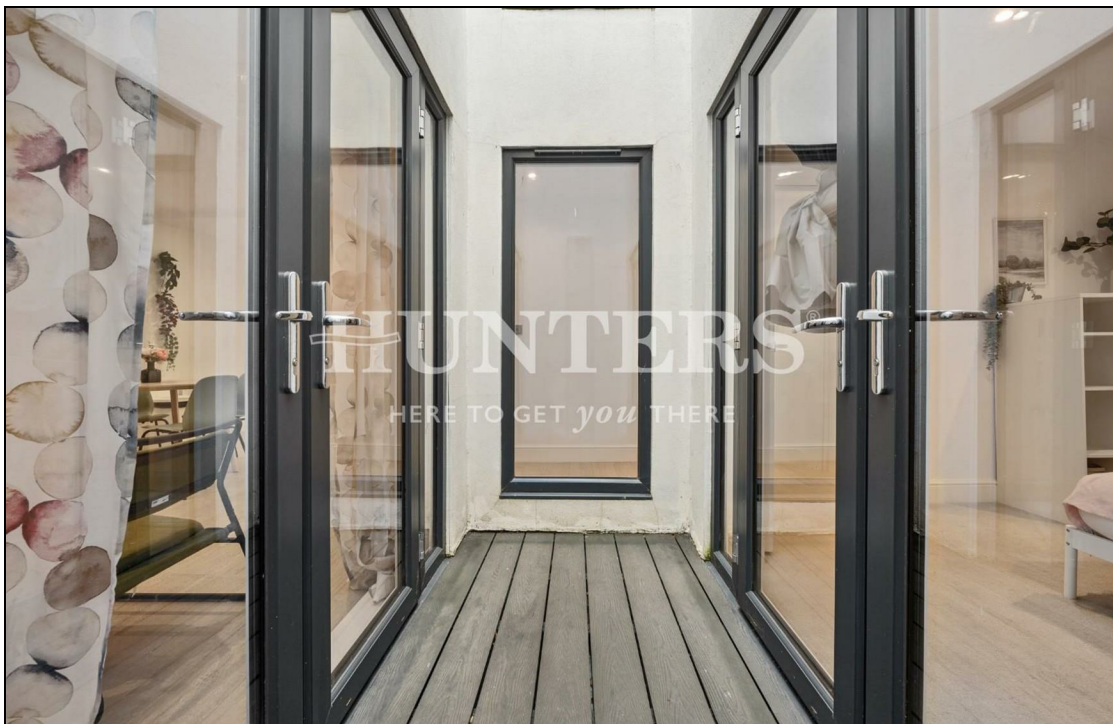


## KEY FEATURES

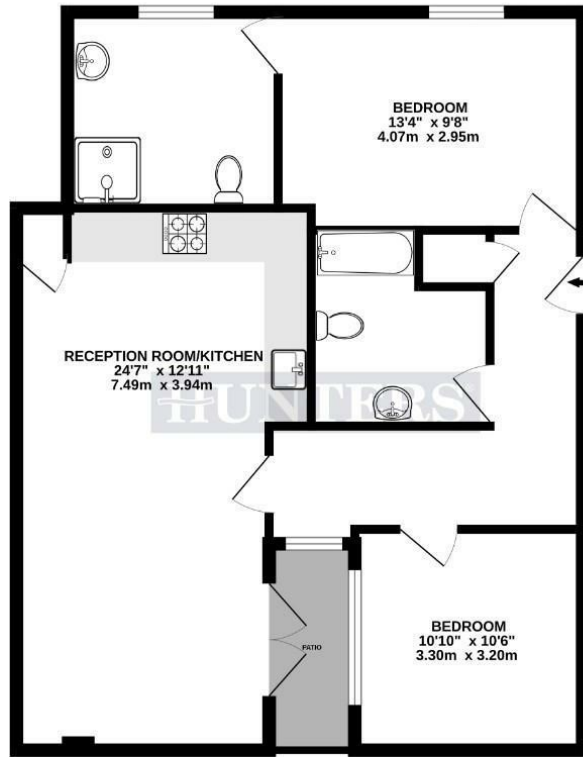
- Stunning two double bedroom, two bathroom apartment
- 766 sq.ft of internal accommodation
- En suite to primary bedroom
- Off Street Parking
- Access to Neasden and Dollis Hill Stations (Jubilee Line)
- Sold Chain Free with New 125 year lease
- 0.6 miles to Brent Cross West station (12 mins to Kings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





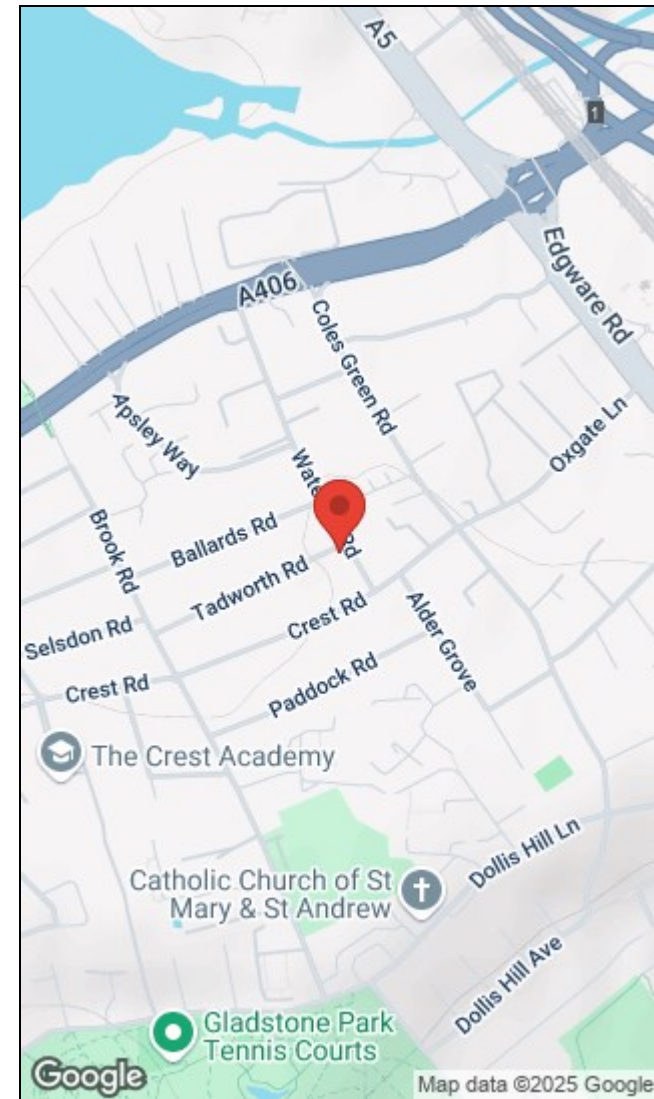


GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766sq.ft. (71.2 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.  
Made with Aimagis 10/2024



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	
63		63			
England & Wales		EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	

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