



HUNTERS
HERE TO GET *you* THERE

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4 2 2 B

Brunswick House, Westbere Road, West Hampstead, NW2

Offers In Excess Of £1,250,000



*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

A stunning four bedroom, two bathroom freehold house, over 1900sqft of space, architecturally built, situated on the cusp of West Hampstead.

Designed to compliment both sophisticated entertaining and modern family living stand out features include a bespoke Lark and Larks kitchen, granite worktops, toughened glass, underfloor heating, mechanical ventilation heat recovery system, air conditioning, advanced security features as standard, including circuit breakers, fire and smoke alarms.

Conveniently built close to shops, of Mill Lane, West End Lane and Kilburn High Road, multiple public transport routes in and out of London, nearest railway station is at West Hampstead, less than a mile away. There are a number of well regarded schools located close to the property.

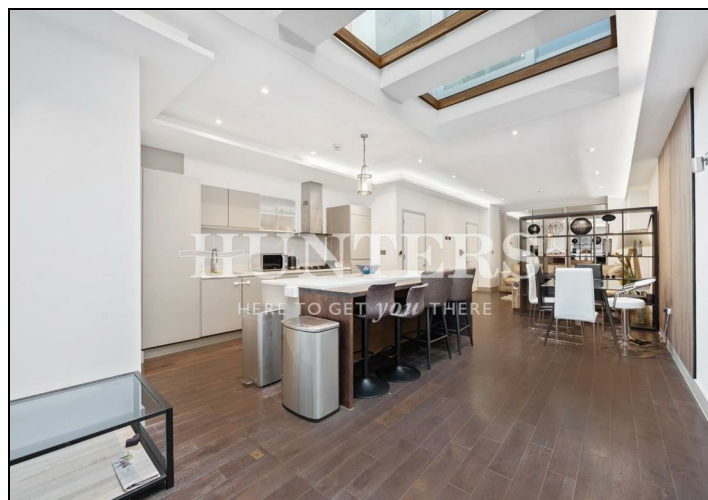
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

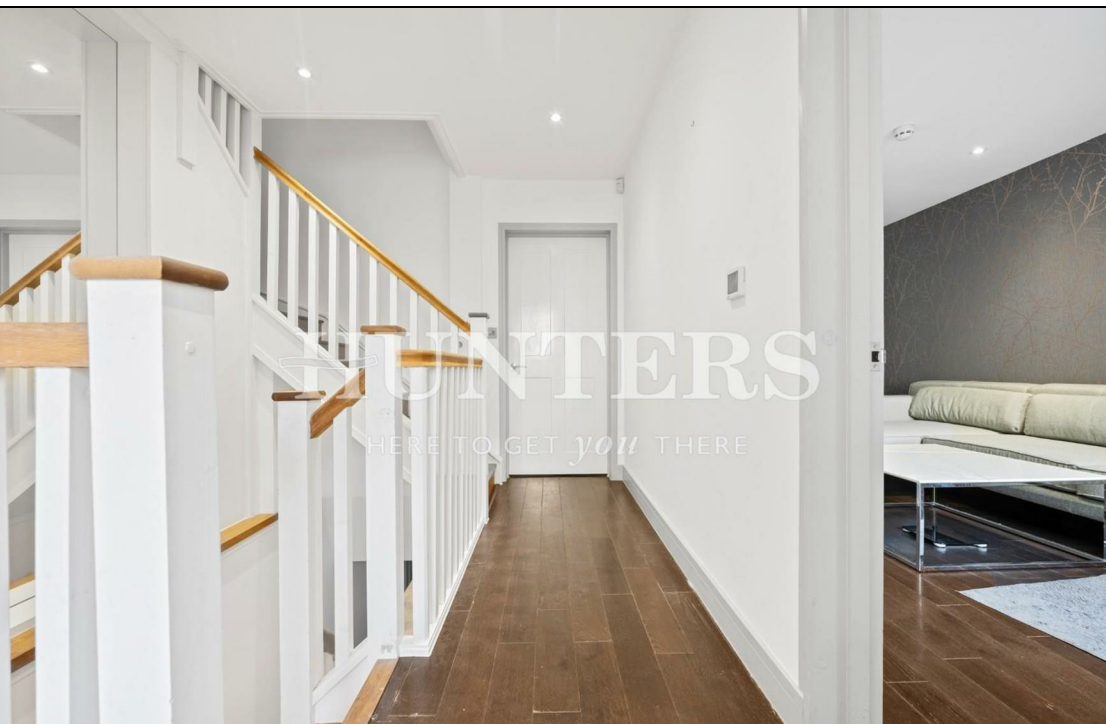


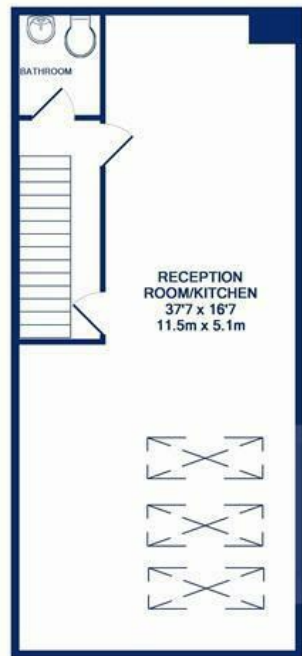
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KEY FEATURES

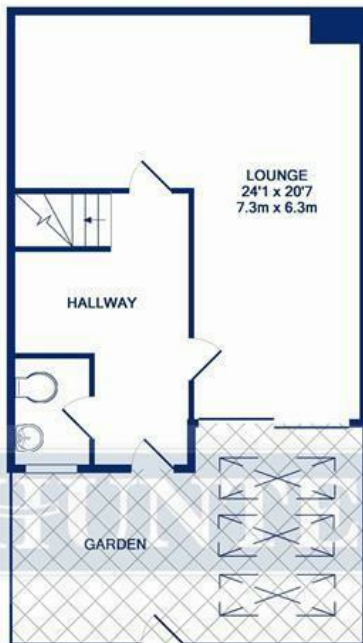
- Four Bedroom Newly Built Freehold House
- Two bathrooms, two additional cloakrooms
 - Private roof terrace and rear courtyard
 - Sought After NW2 turning
- Underfloor heating and air conditioning
 - Access to West End Lane & Mill Hill
 - Sold Chain Free
- Transport links to Kings Cross within 20 minutes
- Over 1,900 sq.ft. of internal living space







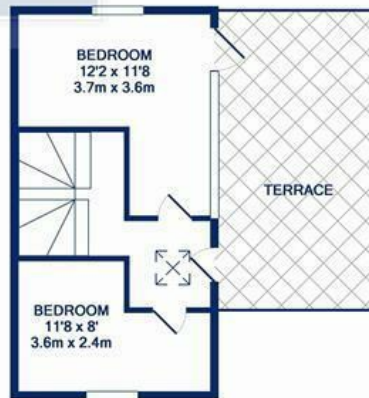
LOEWER GROUND FLOOR



GROUND FLOOR

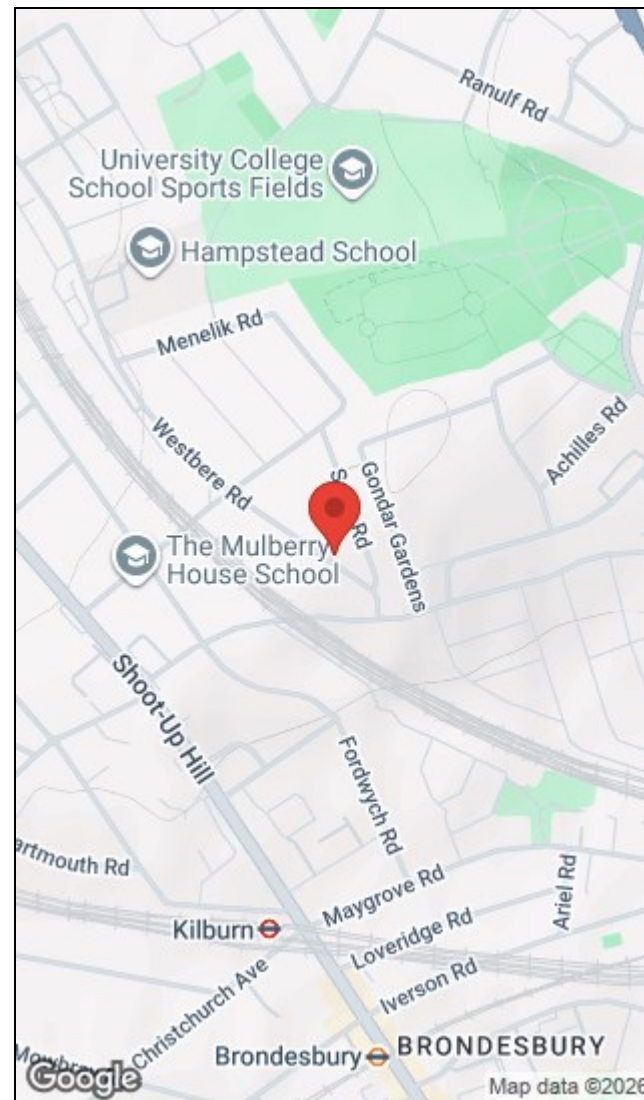


1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1905 SQ.FT. (177.0 SQ.M.)
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. 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 Metropix 5/2016.



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			(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		
87	88		87	87	
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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