



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Achilles Road, West Hampstead, London, NW6

Asking Price £825,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

An impressively presented, bright and contemporary duplex apartment offering two generous double bedrooms, two stylish bathrooms, and a stunning private roof terrace, spanning approximately 1,100 sq.ft.

Perfectly positioned on Achilles Road, in the sought-after “Greek Roads” of West Hampstead, this home is just moments from the green open spaces of Fortune Green Park.

Highlights include a beautiful private roof terrace, a spacious reception room with room for dining that flows into a modern open-plan kitchen, two exceptionally large double bedrooms, two well-appointed bathrooms (including one en suite).

Set within the highly desirable enclave of West Hampstead, residents enjoy effortless access to a fantastic selection of boutique shops, trendy cafés, and acclaimed restaurants. Excellent transport links are just a short stroll away, including West Hampstead Thameslink, Jubilee Line, and Overground services—providing seamless connectivity to Central London and beyond.

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

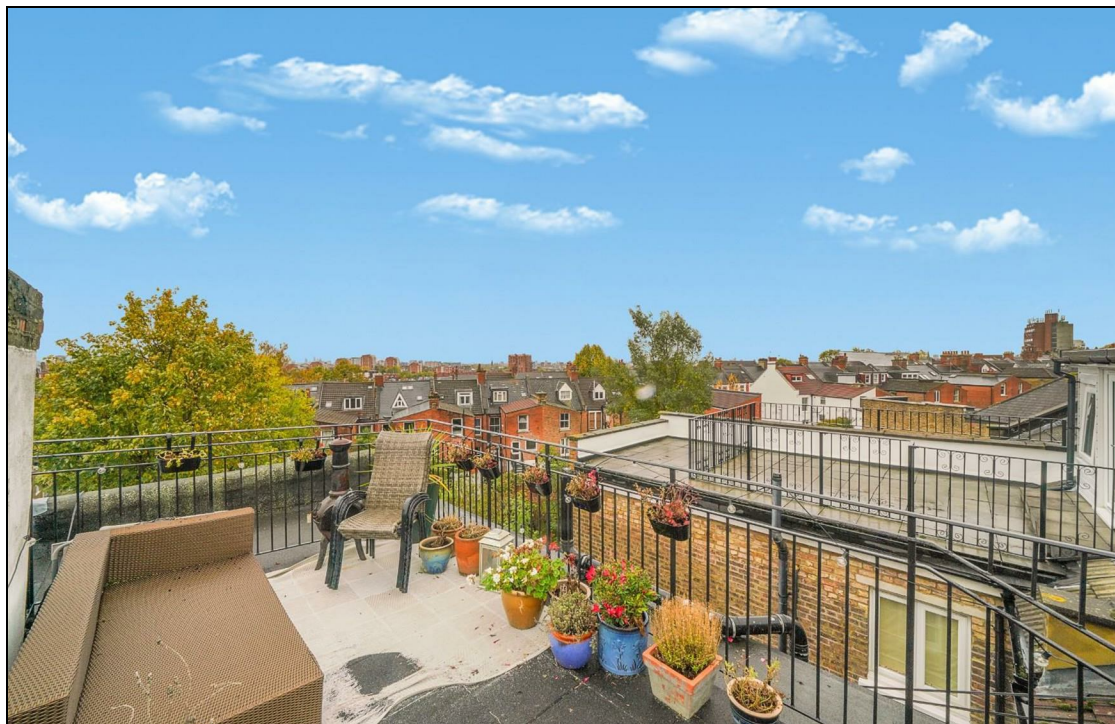


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## KEY FEATURES

- Two Bedroom Two Bathroom Duplex Apartment
- Highly Sought after neighbourhood
  - 921 sq.ft of internal living space
    - Share of freehold
    - Private roof terrace
- Heart of West Hampstead, being moments away from West End Lane





# Achilles Road, NW6 1DZ

Approx Gross Internal Area = 85.6 sq m / 921 sq ft

Roof Terrace = 13.8 sq m / 149 sq ft

Restricted Head Height = 2.6 sq m / 28 sq ft

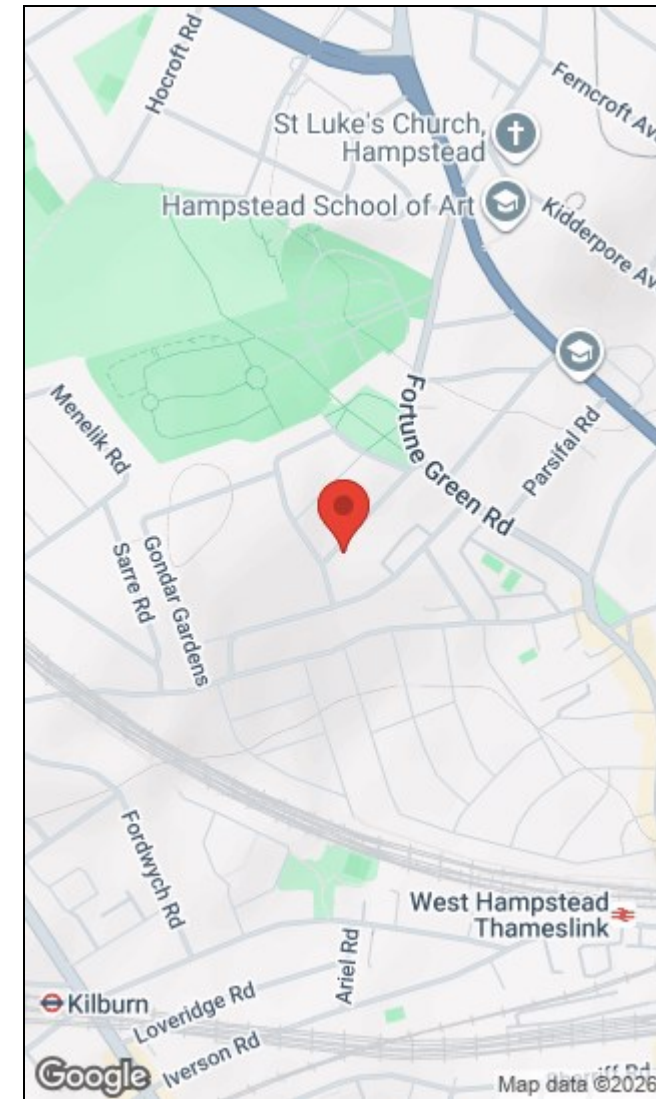
Total = 102 sq m / 1098 sq ft



Ref :

Copyright **BLEU PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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