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# Fordwych Road, W. Hampstead Borders, London, NW2 Offers In Excess Of £650,000



Bringing to the market this stunning two double bedroom garden apartment boasting 976.sq.ft of internal living space is situated on the ground floor of this period conversion property.

Set on the ground floor this two bedroom home has high ceilings throughout, period features, including a large lounge and dining room with an original Victorian fireplace, bay fronted window, a full bathroom, separate kitchen, with the lounge & kitchen leading to a beautiful private garden.

The property is sold chain-free, and as a share of freehold.

Fordwych Road is a popular residential street providing easy access to to both West Hampstead and Kilburn high streets. Both high streets offer an array of restaurants, bars and general amenities. Various transport links are a short walk away which include (Jubilee Line, London Overground and Thameslink) offering easy access across London and beyond.

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



## KEY FEATURES

- Two Bedroom Garden Apartment
- Over 976 sq.ft. of internal living space
  - Sold chain free
- Close proximity to West Hampstead amenities
  - Private Garden
  - Popular residential street
  - Period features throughout
    - Share of freehold





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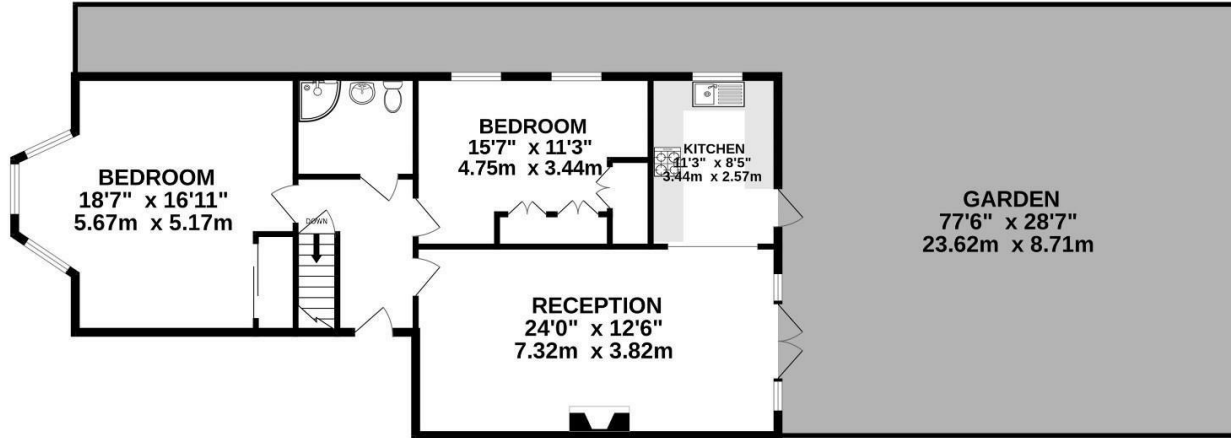


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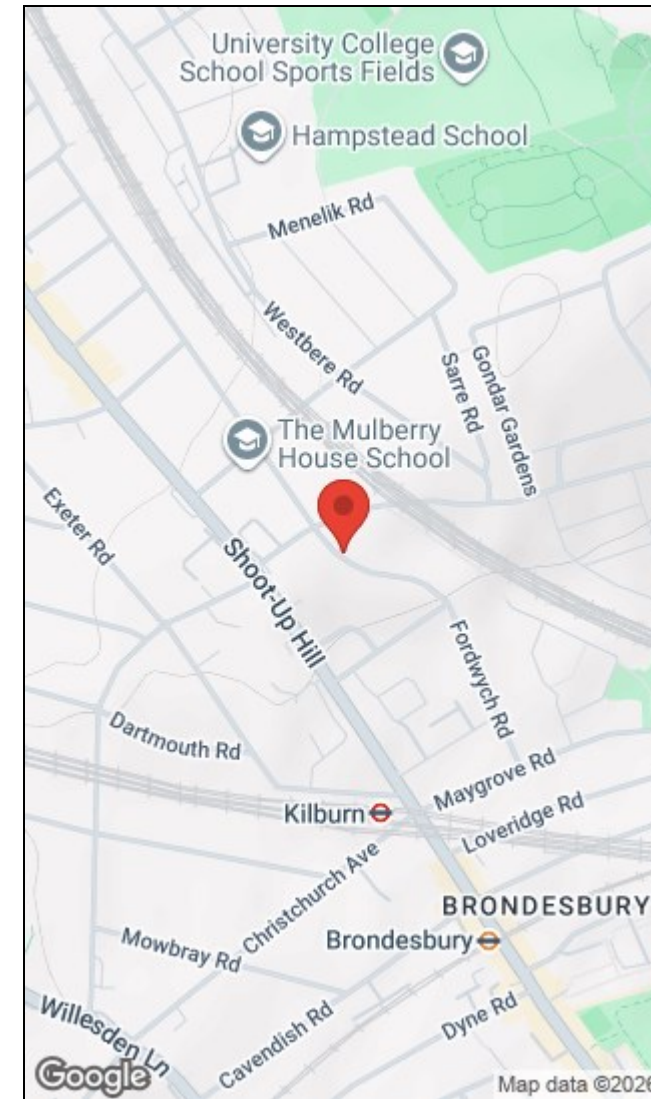
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## GROUND FLOOR 976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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.  
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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	
	<b>71</b>		
	<b>51</b>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	

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