

HUNTERS®

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# Waterloo Road, London, NW2

Guide Price £400,000



Hunters West Hampstead are delighted to present this spacious two-bedroom, two-bathroom ground floor apartment, measuring approximately 766 sq ft and forming part of an exclusive development of 11 recently built modern apartments.

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

Conveniently located for commuters, Brent Cross West Station is just 0.6 miles away, offering direct services to St Pancras International in just 12 minutes. Neasden and Dollis Hill Stations (Jubilee Line) are also within easy reach, providing excellent transport links across London.

The property also benefits from immediate access to the A406 North Circular, offering direct routes out of London and easy connections to the M1 and wider motorway network—perfect for those who travel regularly by car.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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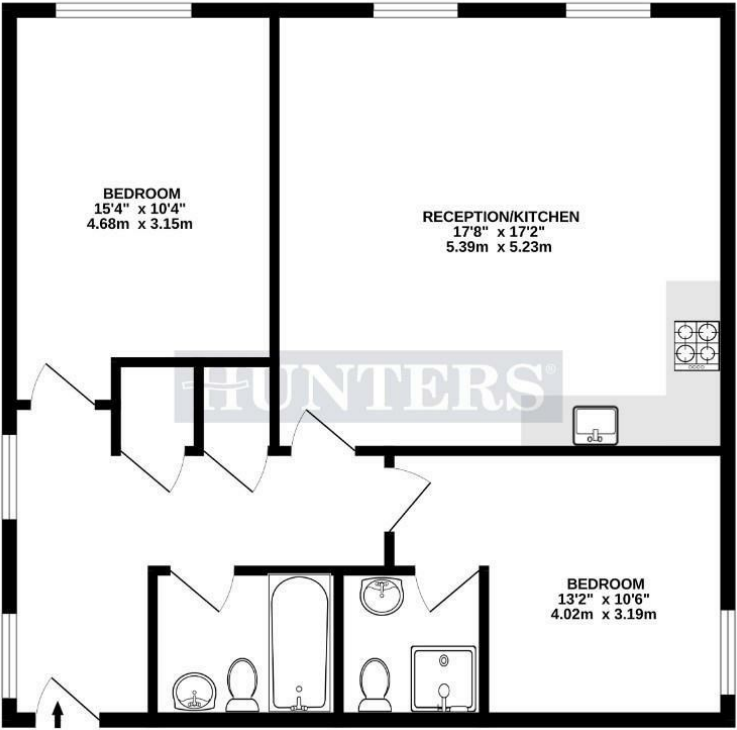
## KEY FEATURES

- Stunning two double bedroom, two bathroom apartment
- 766 sq.ft of internal accommodation
  - En suite to primary bedroom
- 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





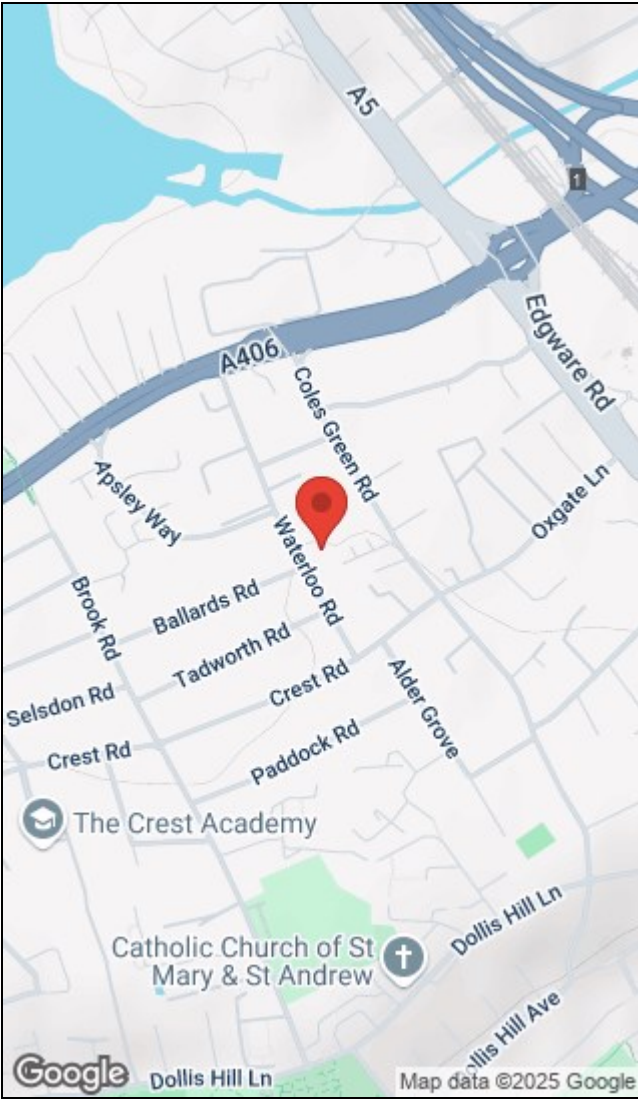
FIRST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.






TOTAL FLOOR AREA : 812sq.ft (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors 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 Metronom, C0024.



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

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