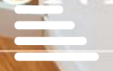




**HUNTERS®**  
HERE TO GET *you* THERE



**HUNTERS®**

# Mallard Close, London, NW6

## Offers In Excess Of £425,000



Hunters are pleased to present this one-bedroom garden flat, spanning over 503 square foot of living space, set within a gated development on Mallard Close in Queen's Park.

The property offers a bright and modern interior, a spacious double bedroom with built-in storage, a fully-fitted bathroom, open-plan kitchen/reception with space for dining, leading to your own tranquil South-facing private garden. Further benefits include gated off-street parking.

The property is sold chain-free with a long lease attached.

Located close to Queen's Park Station (Bakerloo & Overground – 0.5 miles), Kilburn Park (Bakerloo – 0.2 miles), and Kilburn High Road (Overground – 0.1 miles), with easy access to local shops, cafés, and Queen's Park itself.

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



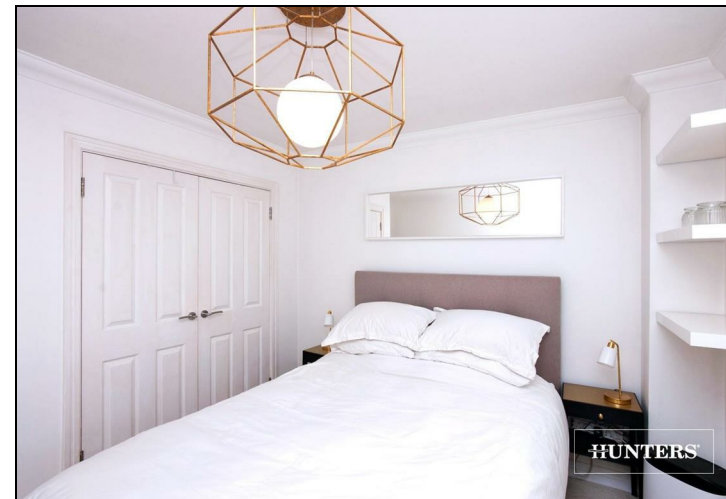
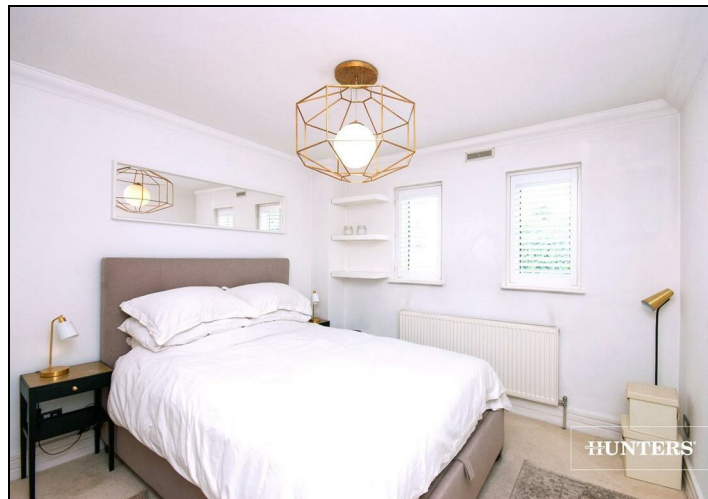
This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.





## KEY FEATURES

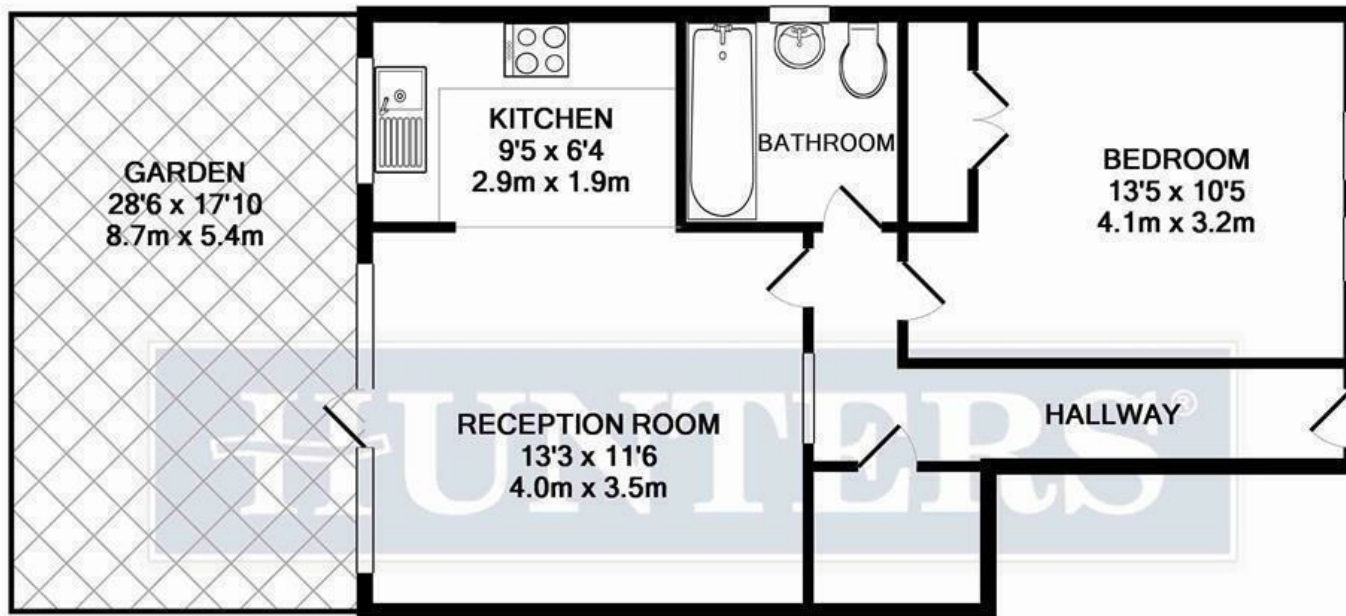
- One Bedroom Garden Flat in a Gated Development
  - Off-street secure parking
- Over 503 sq.ft. of internal living space
  - Private South-facing garden
  - Sold chain-free
  - Share of freehold
- Close proximity to Kilburn High Road station







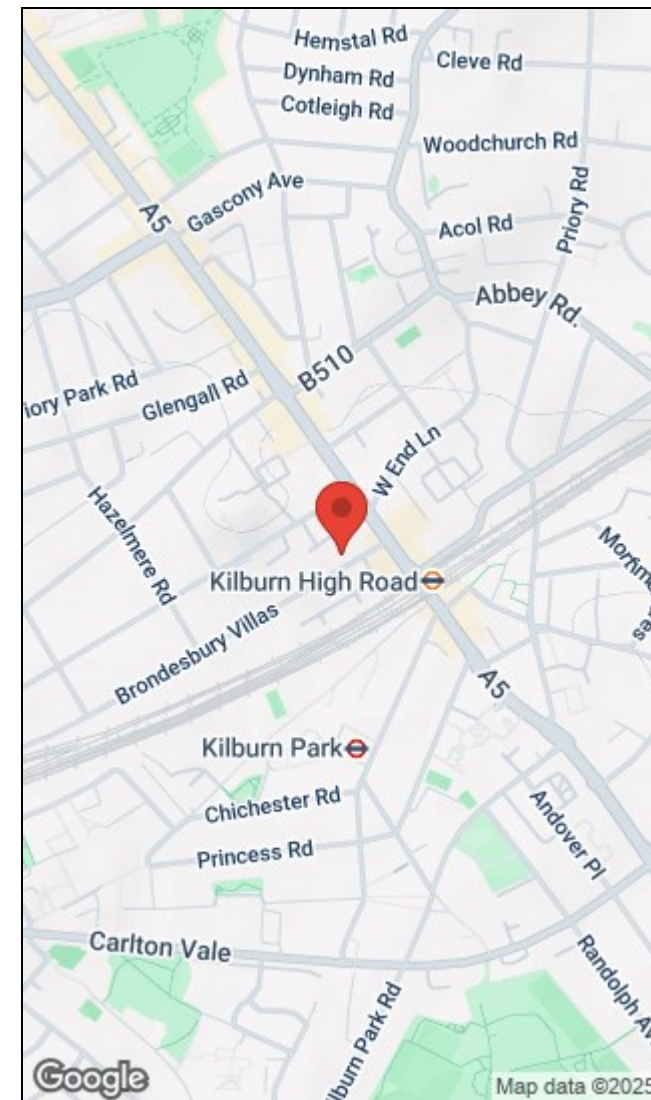




TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 SQ.M.)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	77
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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