



HUNTERS[®]
HERE TO GET *you* THERE



Artisan Quarter, Wellington Road, London, NW10

Asking Price £350,000



Hunters presents this large one-bedroom purpose-built apartment located on Wellington Road, London, offering over 657 square feet of internal living space and excellent proximity to transport links into Central London.

Situated on the first floor of a purpose-built development, this apartment features a well-proportioned living room leading into the kitchen space, a separate bedroom with built-in wardrobe space, and a fully fitted bathroom.

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

Located just a ten-minute walk (0.8 miles) from Kensal Green station, the property also benefits from easy access to the Westfield Shopping Centre—just a 10-minute bus ride away—and is within walking distance of Wormwood Scrubs Park.

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

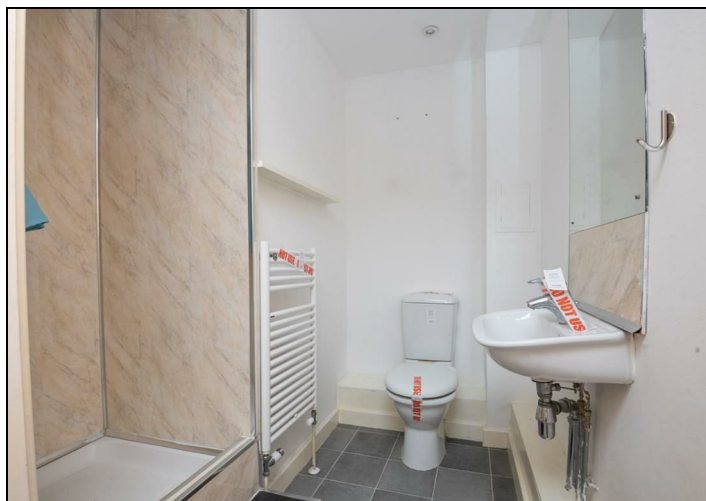


This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.



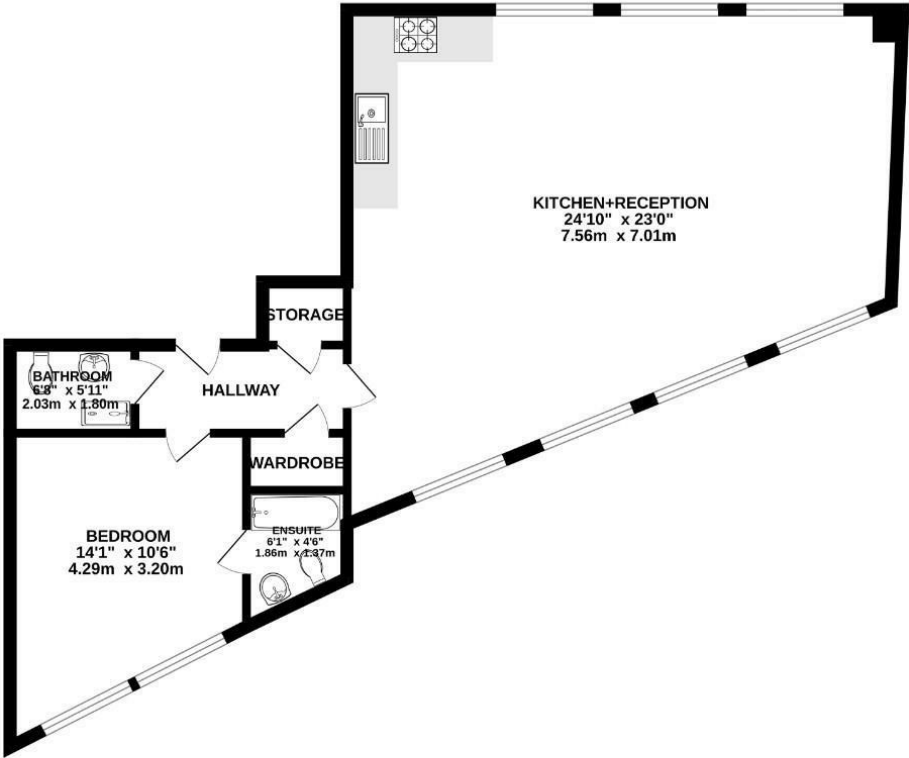
KEY FEATURES

- Large one bedroom purpose built apartment
- Close proximity to Kensal Green station
 - Over 825 sq.ft. of living space
 - Sold chain free
 - Long lease
- Ample storage throughout

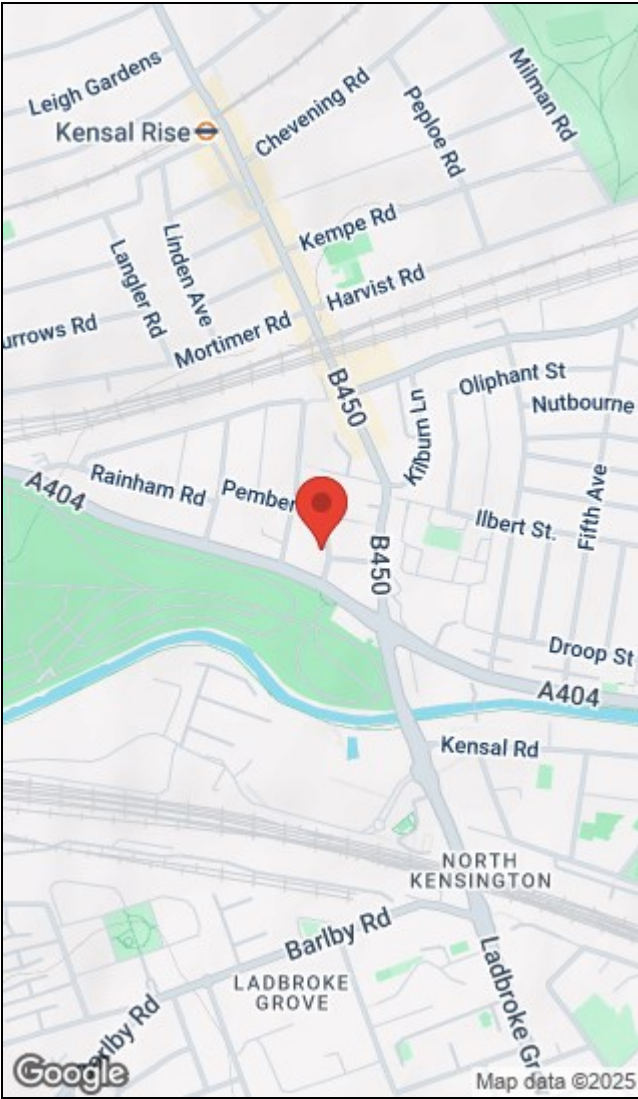




FIRST FLOOR



TOTAL FLOOR AREA : 657sq ft. (61.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 C0025.



| 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 | | |
| | 76 | 80 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |

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.