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# Belsize Road, Kilburn, London, NW6

## Asking Price £440,000

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This two bedroom first floor period property spanning 633 square foot of lateral living space, situated on a popular residential street.

The property consists of a primary double bedroom, additional single bedroom, a bathroom, a reception room with an open-plan kitchen with sash windows, flooding the room with natural light all year around. Sold chain free, and as a leasehold.

Offering fantastic transport links including South Hampstead Station (0.4 miles) Kilburn High Road Station (0.2 miles) & Swiss Cottage Station (0.6) miles. Further, there a numerous amenities located along Kilburn high road & West End Lane's popular West Hampstead highstreet.

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 One Bathroom First Floor

Flat

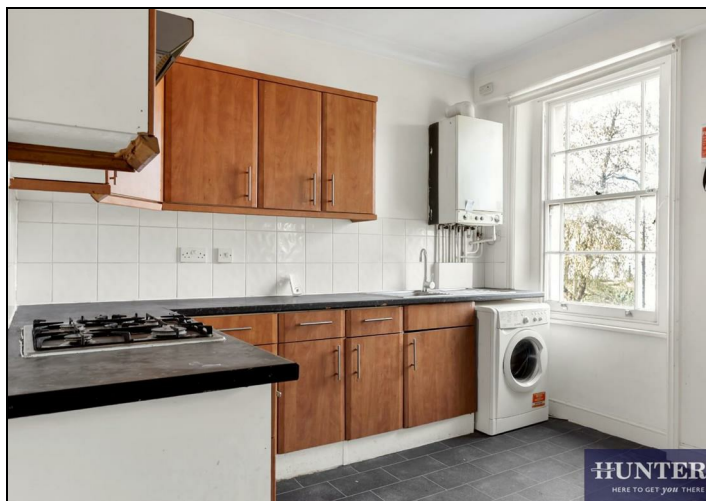
- Period conversion build
  - Sold as seen
- Boasts of natural light
  - Leasehold
- Sold chain-free



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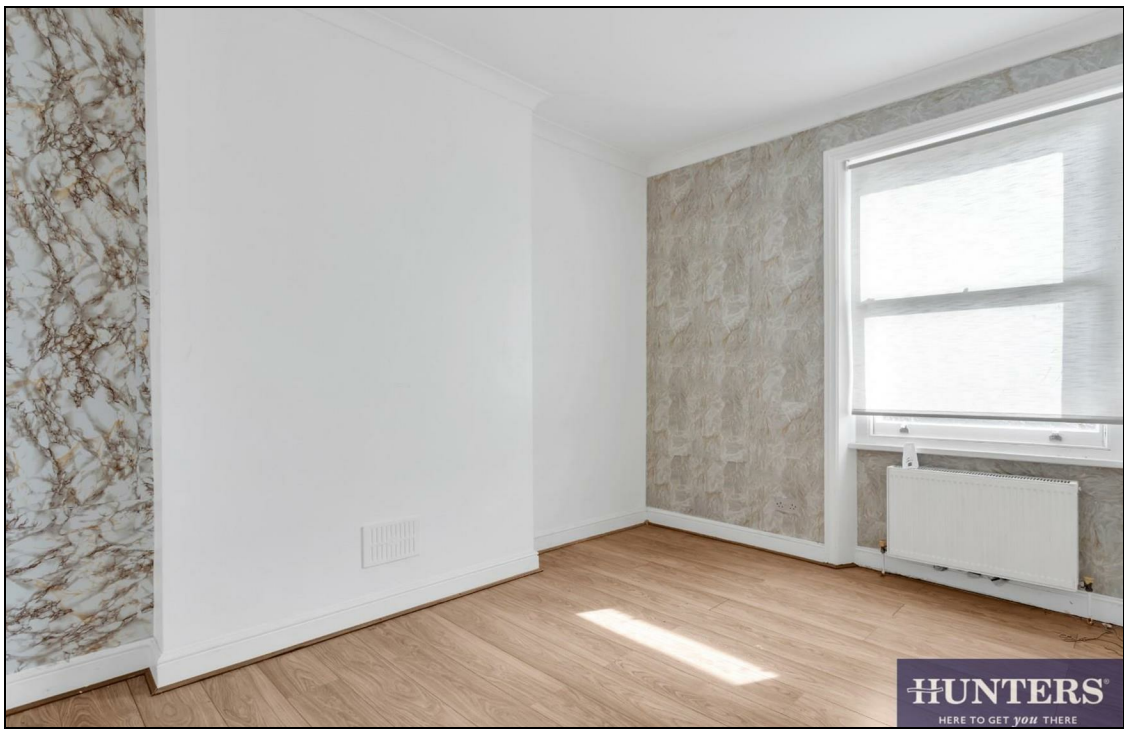
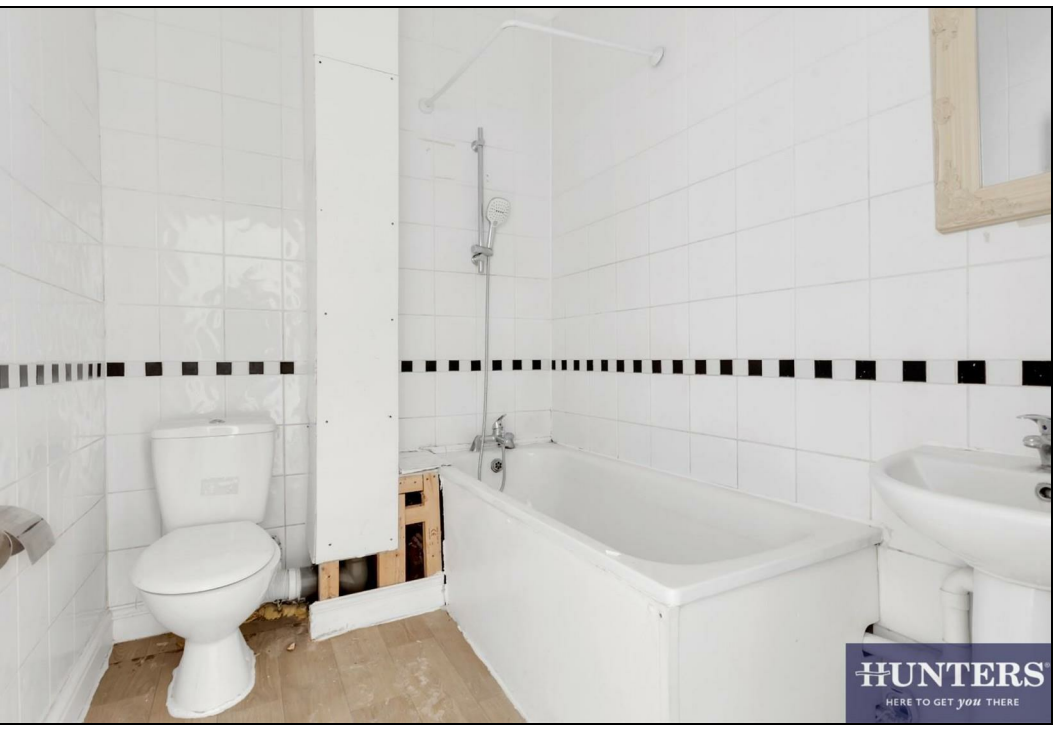
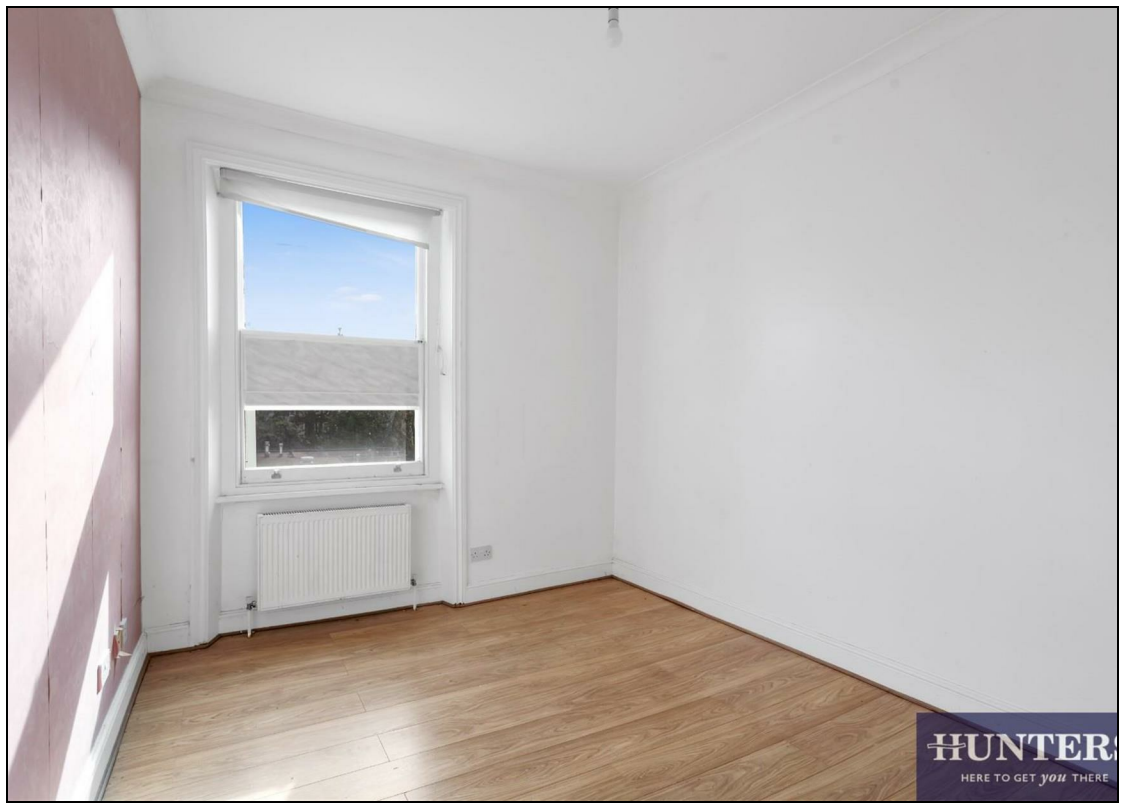
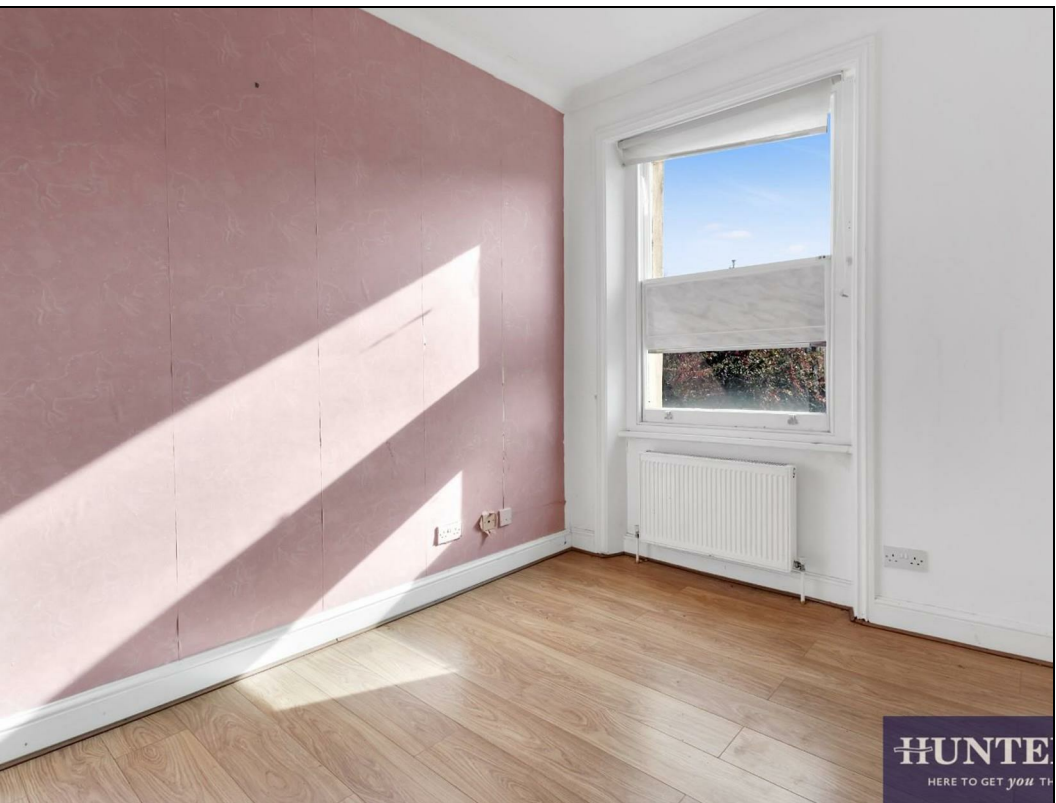


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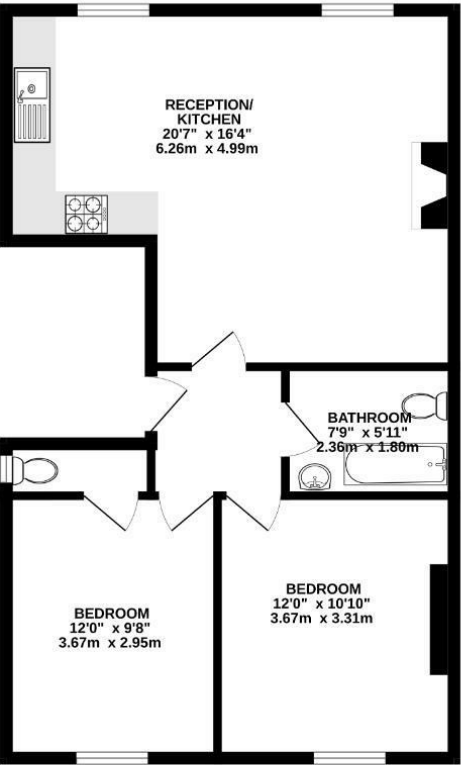


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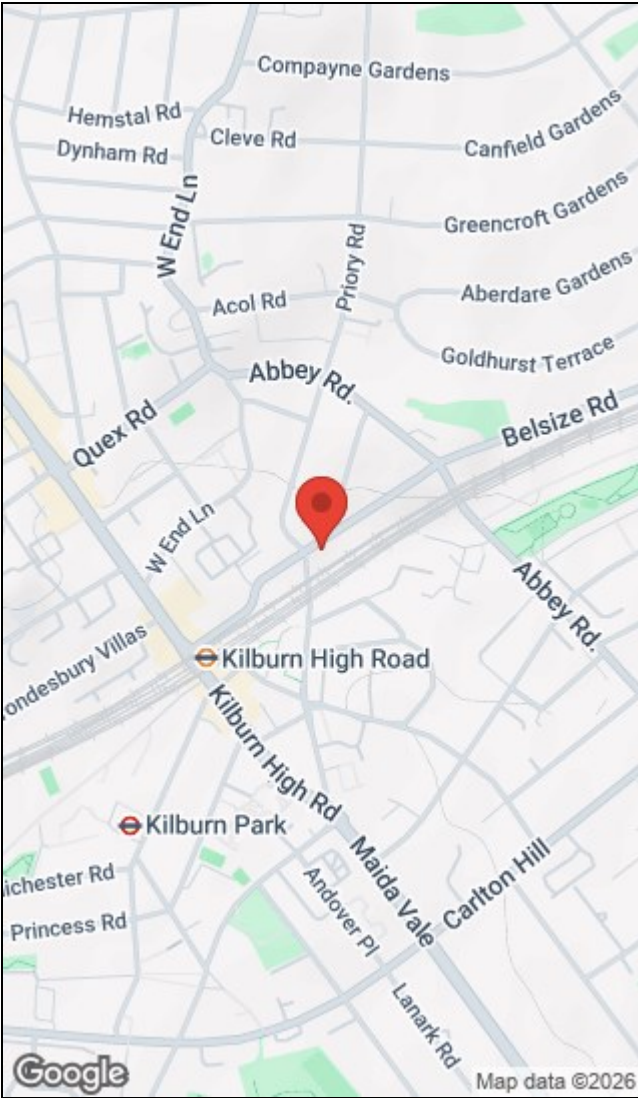




FIRST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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.  
Made with Metropix 10/2020



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		
	71	80
EU Directive 2002/91/EC		
England & Wales		

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>		
(21-38) <b>F</b>		
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