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# Belsize Road, Kilburn, London, NW6

Asking Price £440,000



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 are 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](mailto:westhampsteadsales@hunters.com) | [www.hunters.com](http://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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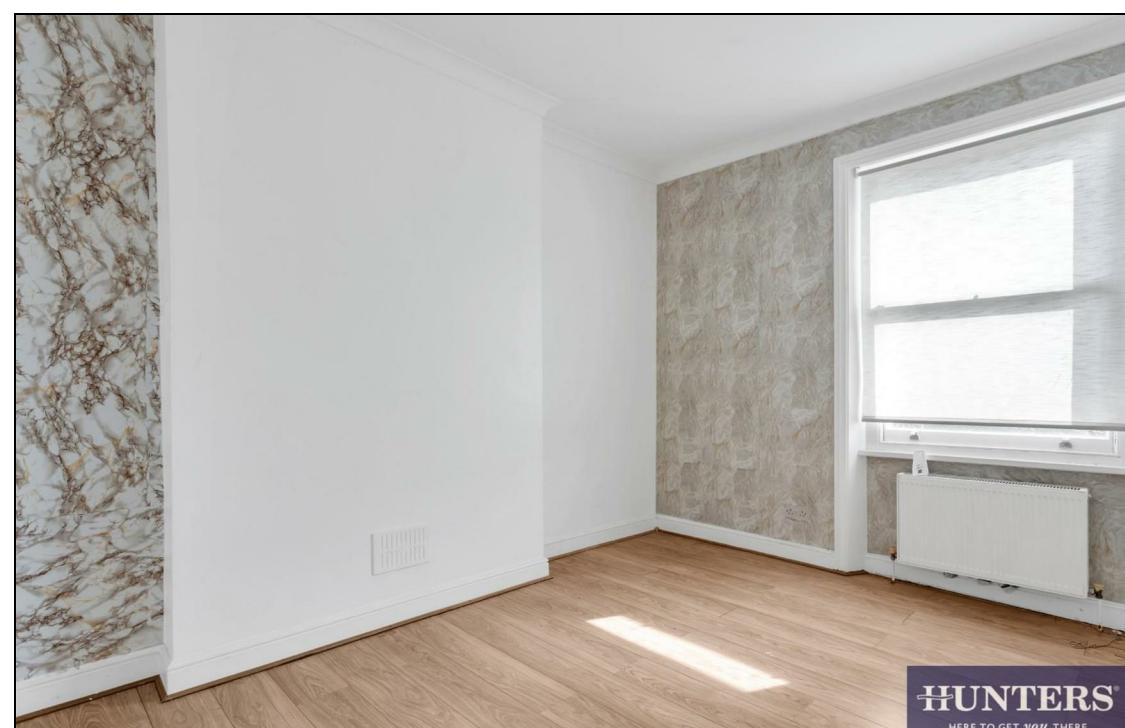
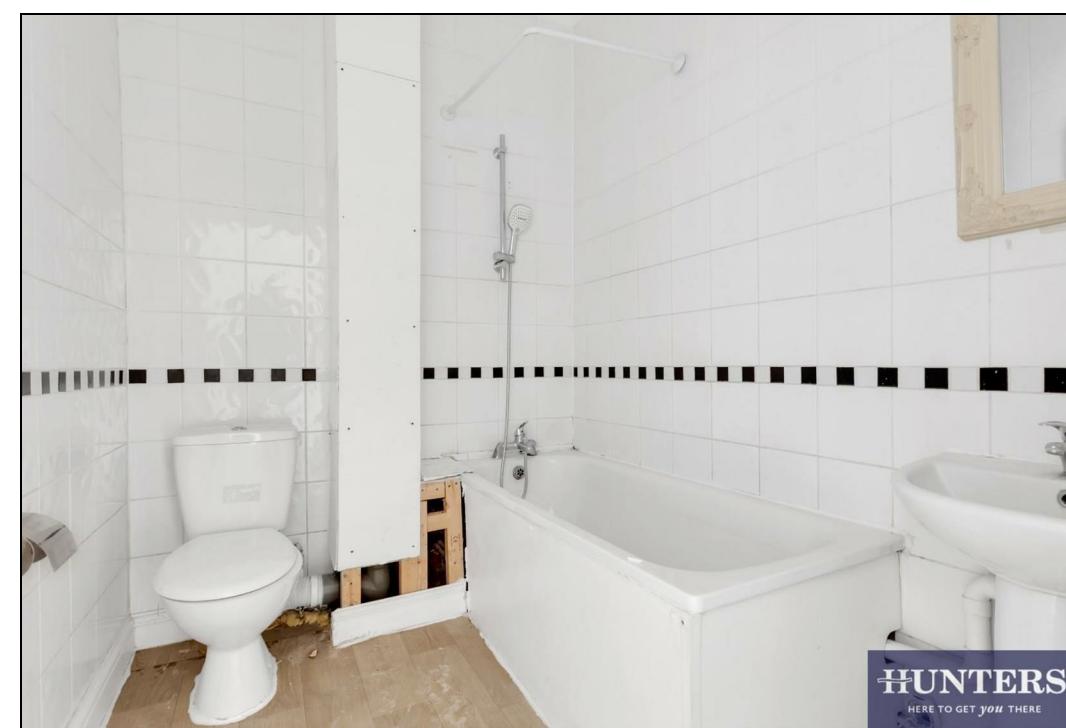
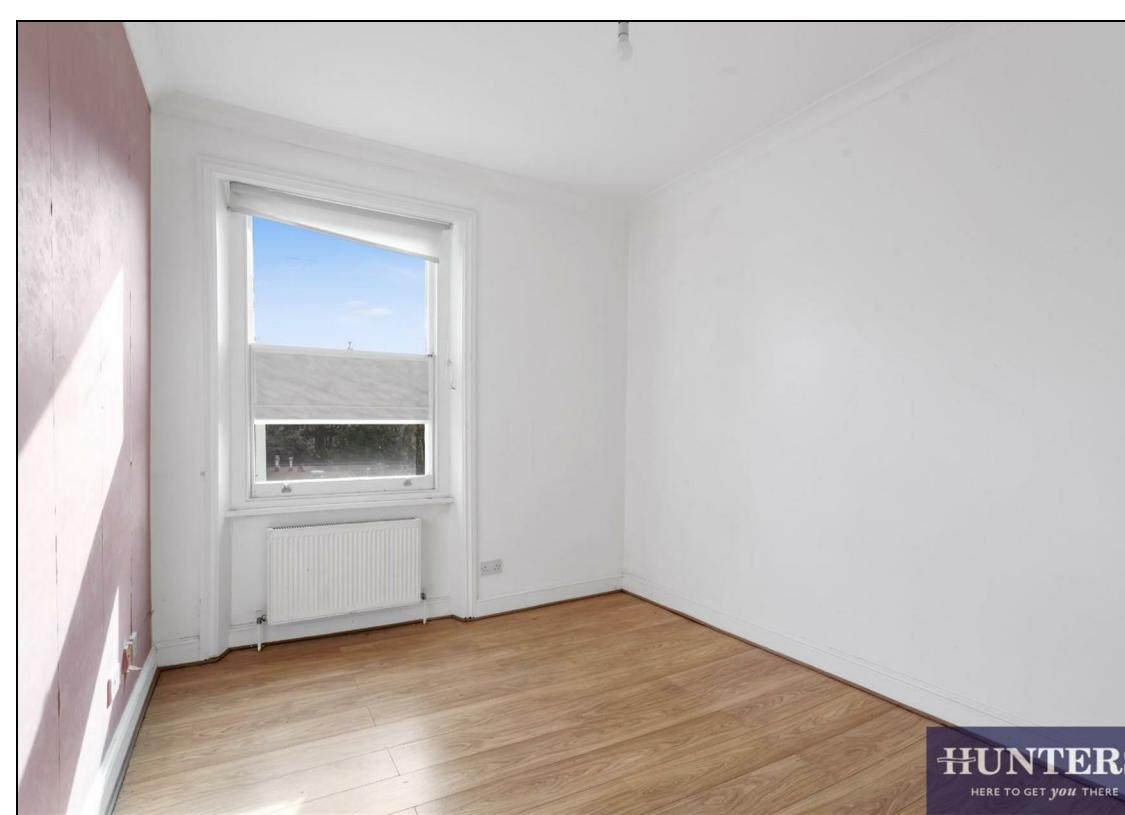
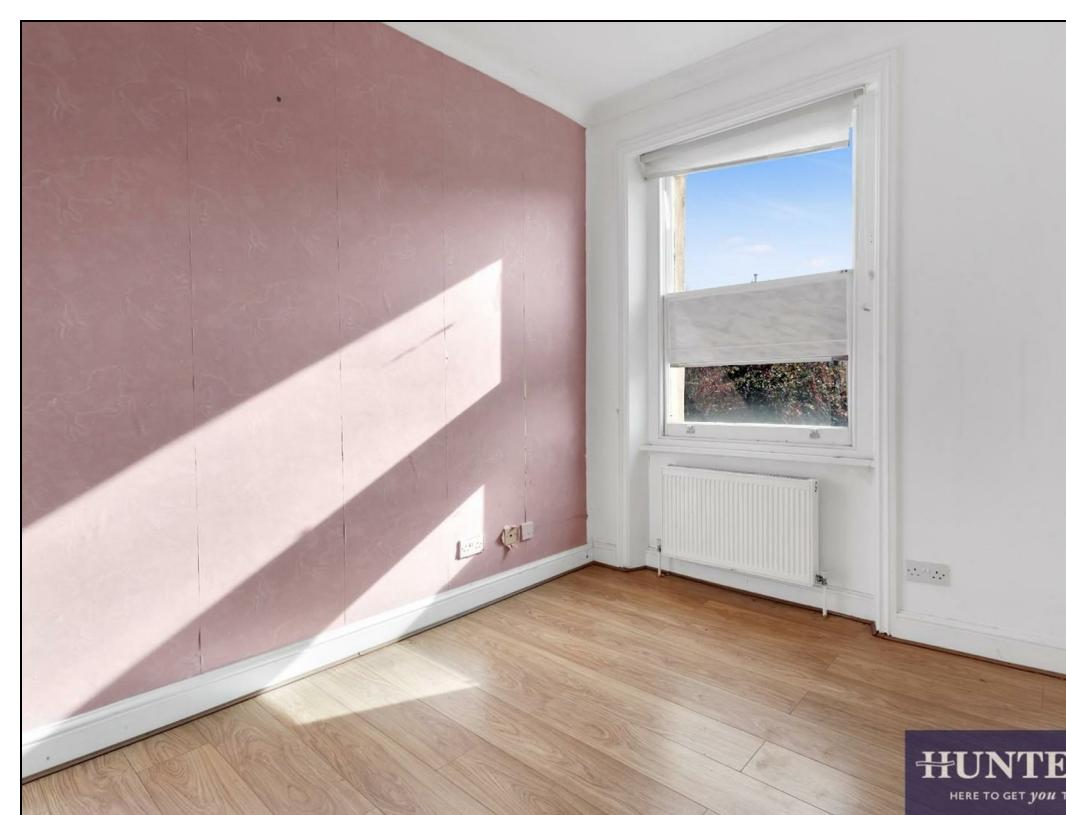
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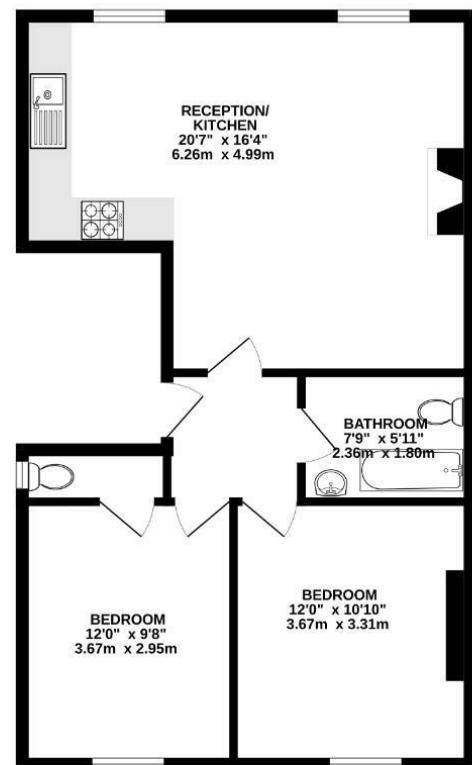
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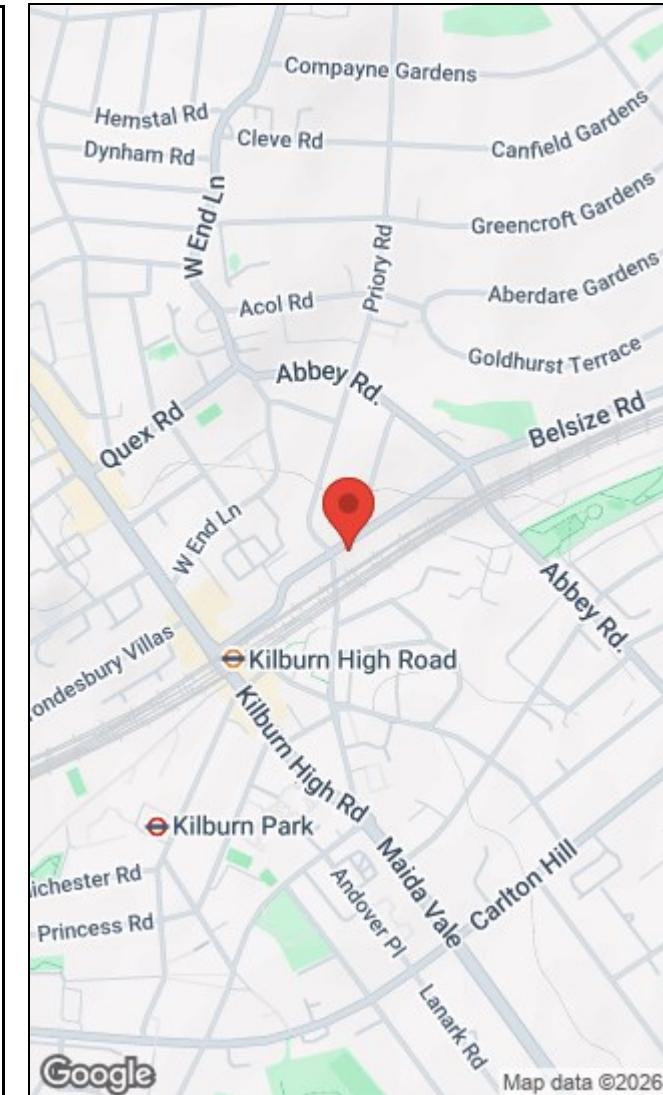
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FIRST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



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 errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is intended for 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.  
Measured November 2002



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales	EU Directive 2002/91/EC		
		80	
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			
England & Wales	EU Directive 2002/91/EC		
		71	

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