



HUNTERS[®]
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Mortimer Crescent, Kilburn, NW6

Asking Price £375,000



A well presented two bedroom apartment set on the third floor of a Neo-Tudor building, erected on the historic site of 10a Mortimer Crescent, famously associated with George Orwell.

This delightful residence boasts a generous reception & dining space, separate kitchen and bathroom. Hillsborough Court offers a communal courtyard in the centre of the building.

Conveniently located in Mortimer Crescent. Just 0.2 miles from Kilburn High Road Station, 0.3 miles from Kilburn Park Station and 1.2 miles from the vibrant St Johns Wood High Street offering an array of boutiques, cafés and the serene Regent's Park.

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



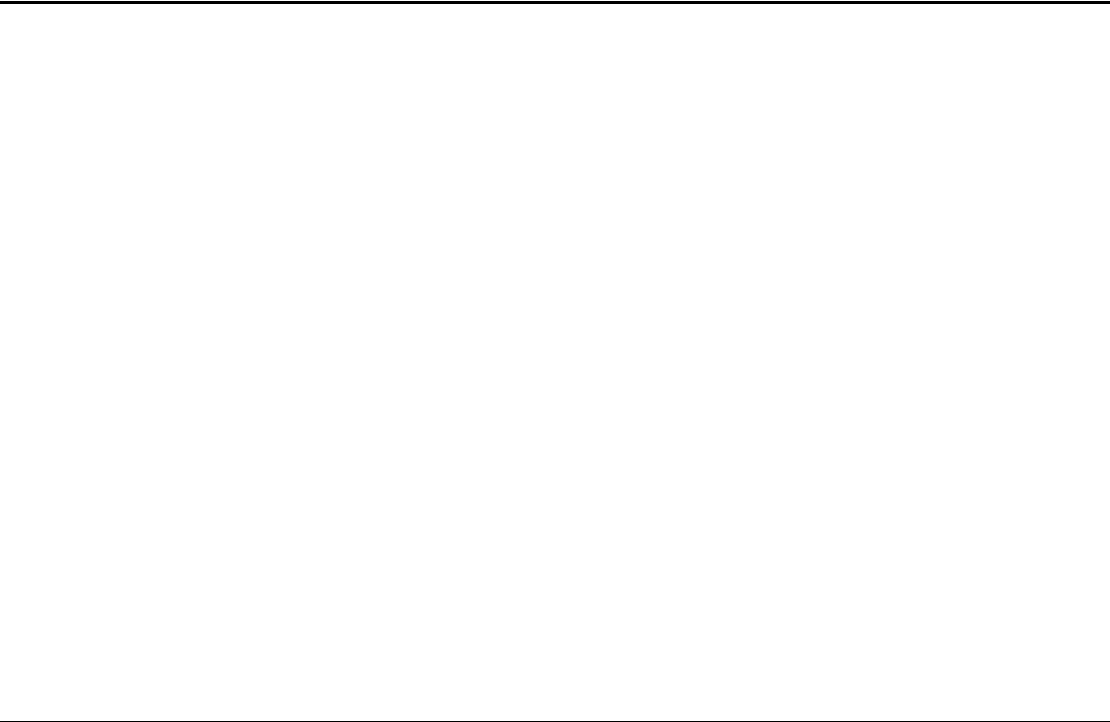
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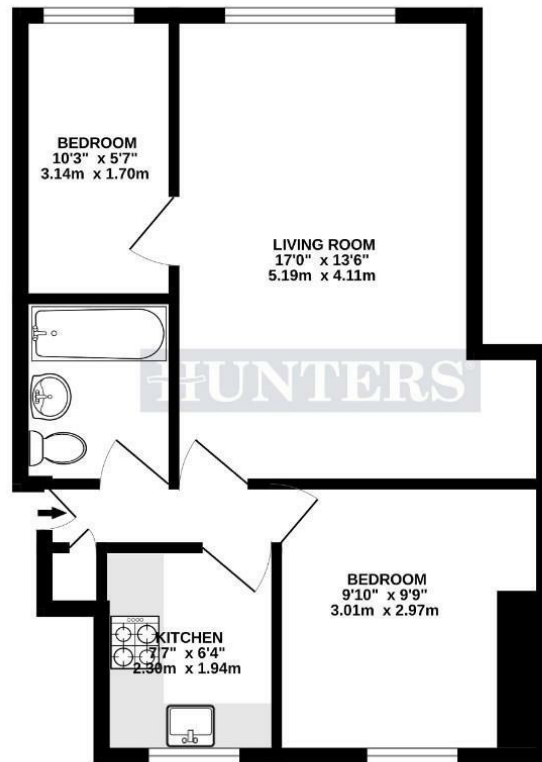
KEY FEATURES

- Two bedroom apartment
- 454 sq.ft of internal accomodation
 - Sold Chain Free
 - Long Lease
- Excellent Transport Links
- Good Condition



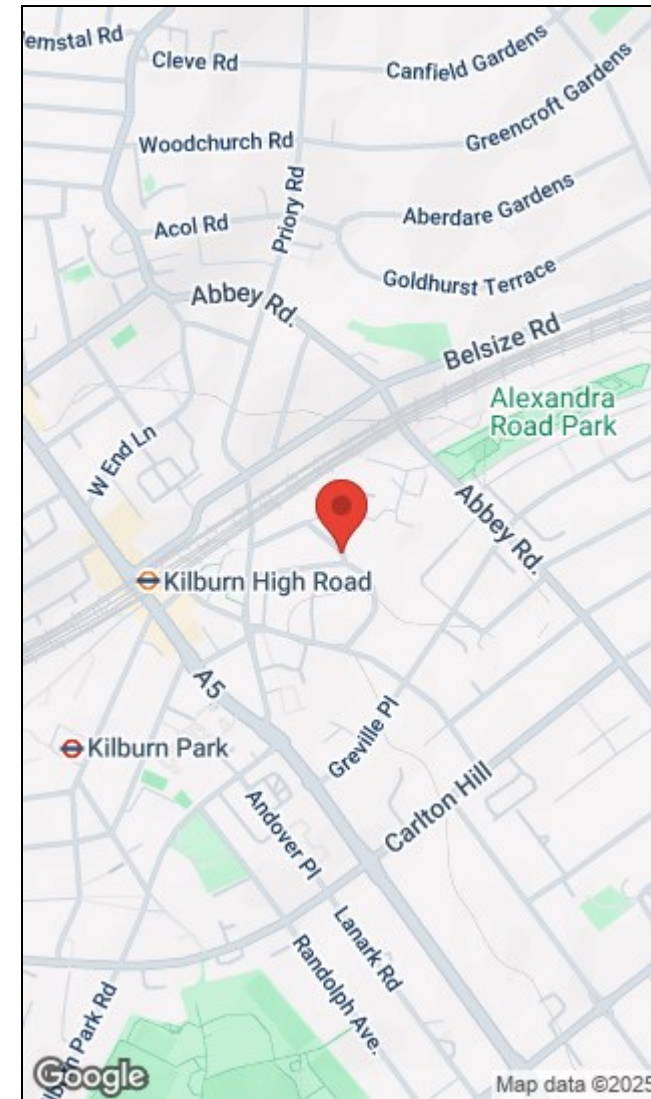


THIRD FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.1 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.
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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		71	80
England & Wales			

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			
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Not environmentally friendly - higher CO ₂ emissions			
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