

HUNTERS

HERE TO GET *you* THERE

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# Oxford Road, London

## Asking Price £450,000



\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

This stunning one bedroom apartment is presented in excellent decorative order and benefits from it's own private entrance, as well as being set over two floors. Consisting of a large dual aspect reception room with a modern fully integrated kitchen/diner, a bedroom and a modern bathroom. Further, the property benefits from a private outdoor patio area and is sold chain free.

Exceptionally well located with fantastic transport links including Kilburn Park Station (0.1 miles) Kilburn High Road Station (0.2 miles) & Maida Vale Station (0.5 miles)

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



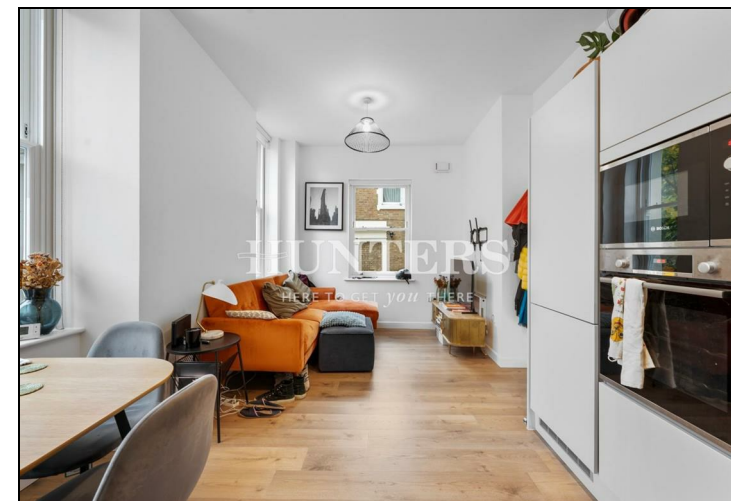
This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.





## KEY FEATURES

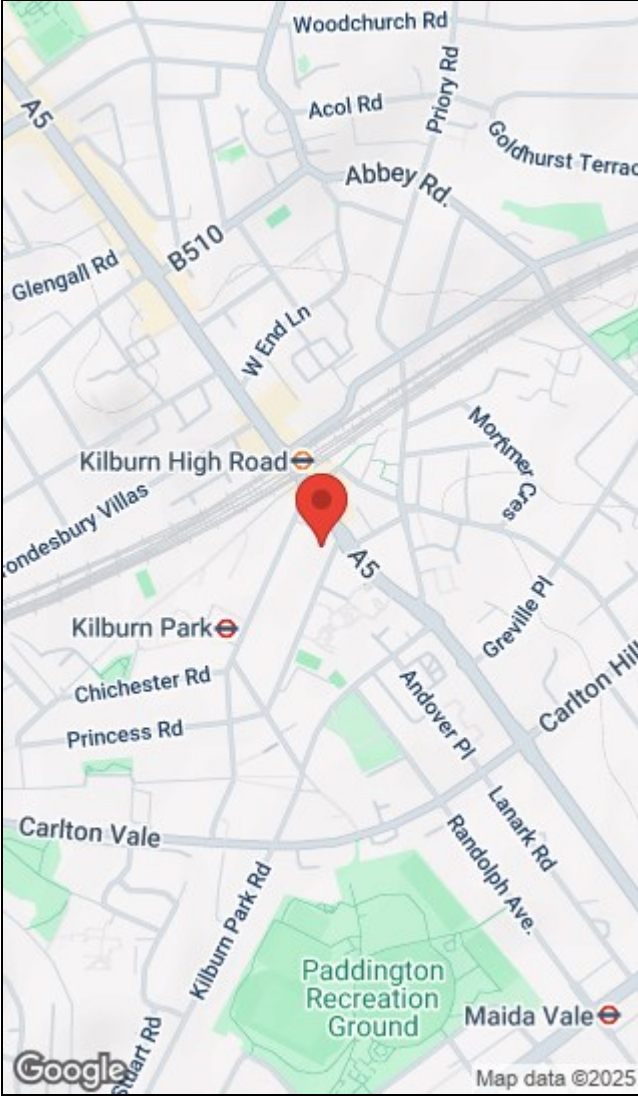
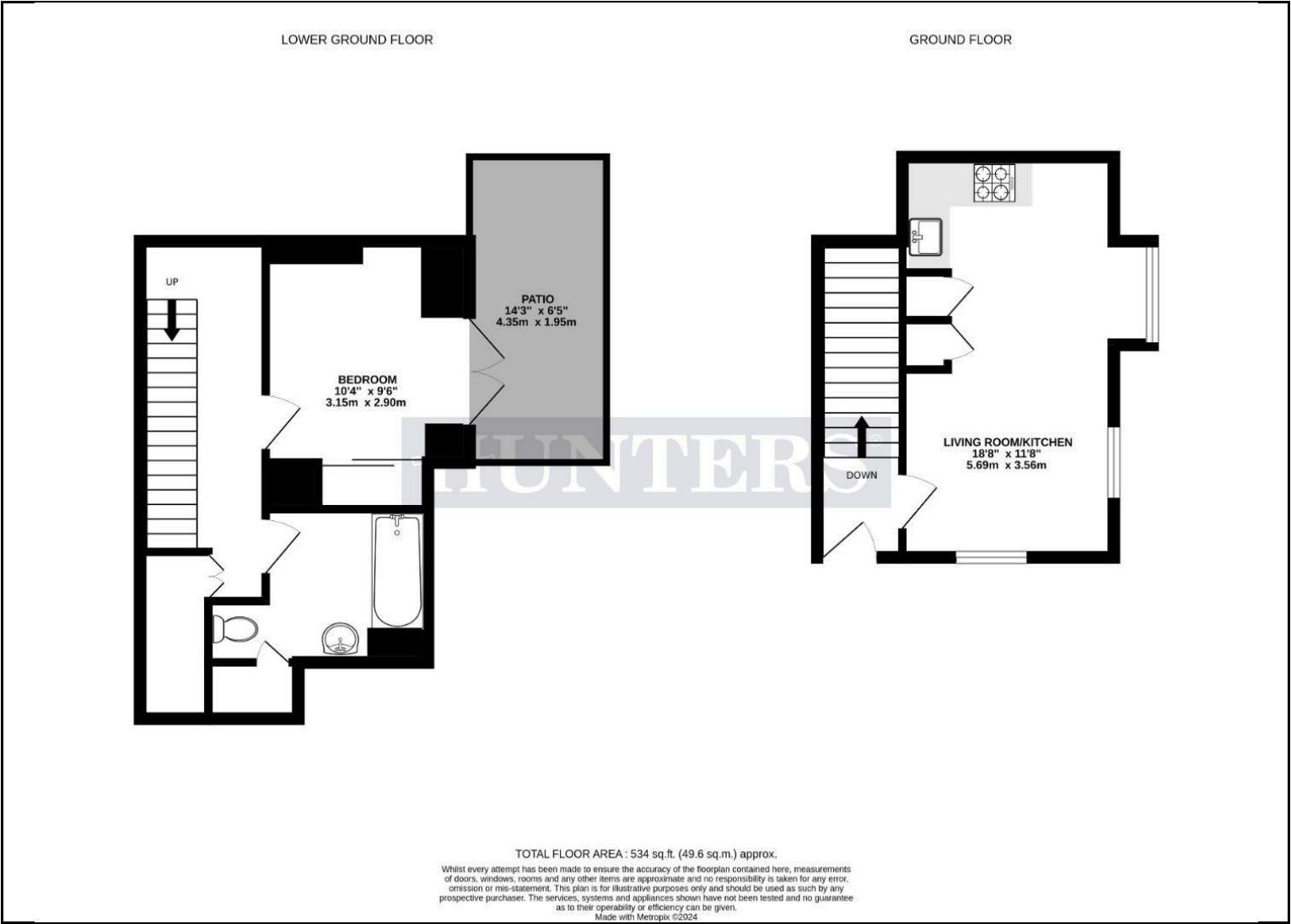
- One bedroom period property
  - Private entrance
  - Bright dual aspect living area
  - Arranged over two floors
  - Modern integrated kitchen/diner
- Presented in excellent decorative order
  - Sole use of private outdoor space
  - Sold chain free
- Kilburn Park Station (0.1 miles) Kilburn High Road Station (0.2 miles) Maida Vale Station (0.5 miles)











Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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