



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



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# Burton Road, London, NW6

Asking Price £570,000



\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER.  
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A spacious two double bedroom apartment, occupying the ground floor of a charming bay fronted end of terrace property.

The accommodation comprises a large master bedroom, a second well proportioned double bedroom, and a modern, stylish bathroom. The open-plan living area leads directly onto a private rear garden. Additional benefits include double glazing and chain-free availability, with a long leasehold,

Burton Road is conveniently situated between Kilburn and Brondesbury, a sought-after location close to a wide range of local shops, cafés, restaurants, and excellent transport links.

Note: There is a separate basement area accessible only from this property. The freeholder currently retains ownership; however, it may be available for purchase under a separate agreement, offering the potential to significantly enhance the property's size, value, and versatility.

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 ground floor apartment
  - Sole use of garden
- Converted from a period end of terrace property
  - Outbuilding
- Access to Kilburn and Brondesbury transport links
- Lease in excess of 100 years
- Sold Chain Free

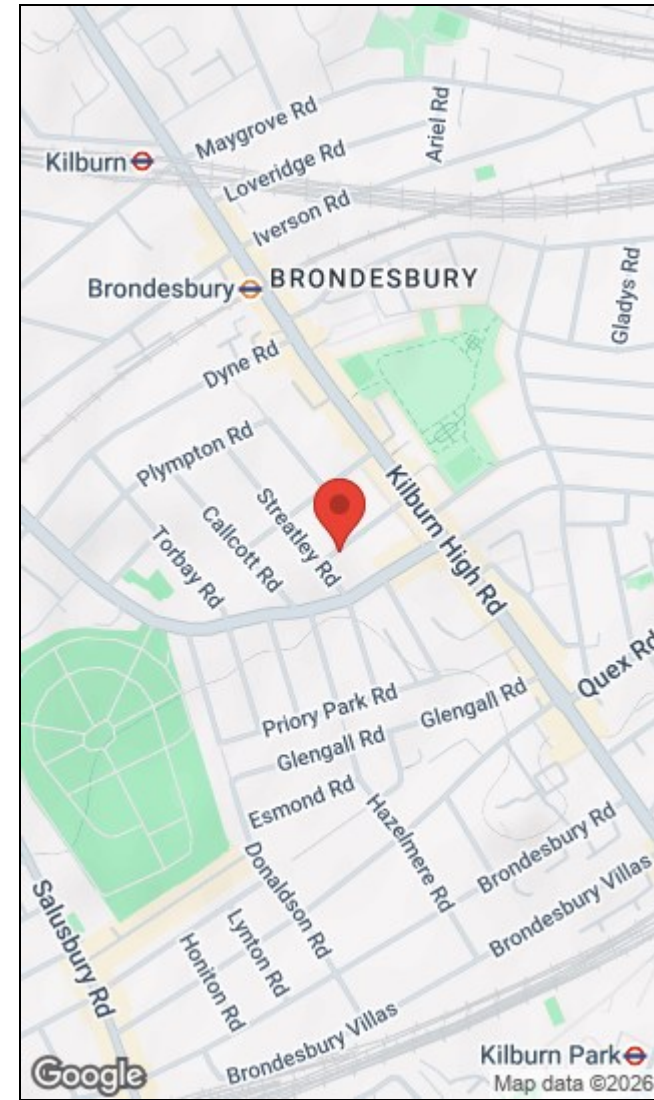








TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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  
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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		
		<b>78</b>		<b>64</b>	<b>78</b>
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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