



## Maygrove Road, London, NW6

- Stunning two bedroom two bathroom apartment
- Sole use of a private terrace
- Access to West Hampstead transport links
- Share of Freehold
- Large open plan reception
- Close to 1000 sq.ft of internal accommodation
- Numerous amenities on West End Lane

**Offers In Excess Of £725,000**



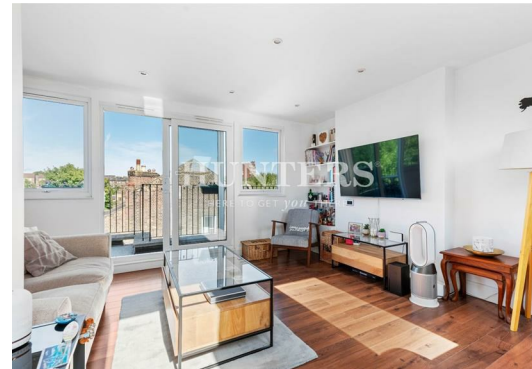
# Maygrove Road, London, NW6

## DESCRIPTION

A very well presented bright and modern, two double bedroom, two bathroom, split level apartment with a private roof terrace, boasting 957sqft of living space.

Features include a lovely roof terrace, directly off the reception room with space for a table and chairs, two very spacious double bedrooms, two great sized bathrooms (one en suite), amazing open living space, wood flooring and low voltage lighting.

Maygrove Road is very well located between West Hampstead and Kilburn, the choice of West End Lane, Mill Lane and Kilburn High Road with the variety of shops, bars, restaurants and multiple transport links.

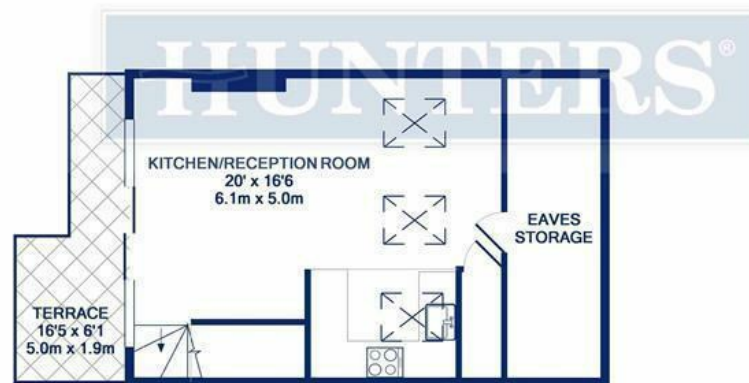








2ND FLOOR



TOP FLOOR

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 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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### Viewings

Please contact [westhampsteadsales@hunters.com](mailto:westhampsteadsales@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.