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HERE TO GET *you* THERE



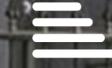
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1



Kylemore Road, London, NW6

Guide Price £1,050,000



A fantastic opportunity to acquire a four bedroom, two bathroom split level apartment with a stunning terrace, moments from West Homestead's unrivalled transport links.

Offering circa 1258 sqft of internal accommodation this bright and spacious apartment boasts a large open plan reception kitchen, family bathroom, four bedrooms one of which being the master with en-suite, leading to a private 19ft terrace, and the bonus of a separate study.

Kylemore Road is an enviable location being within 10 minutes walk to West Hampstead Jubilee, Overground and Thames Link stations. West Hampstead itself offers a wonderful village atmosphere whilst maintaining strong connections into London. There are fantastic places to eat and drink with a mix of independent and more familiar high street favourites. Weekends can be spent walking through the Saturday Market where you will find specialist food beverage suppliers or why not take a stroll to Hampstead Heath for some beautiful open spaces.

223 West Ends Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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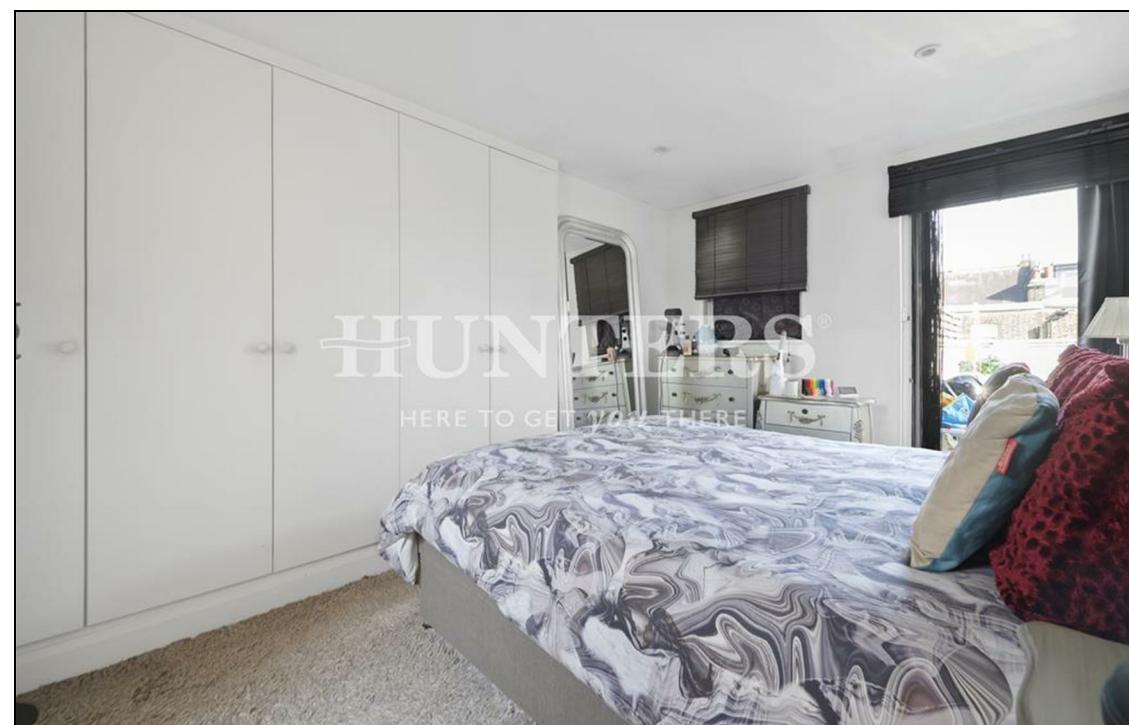
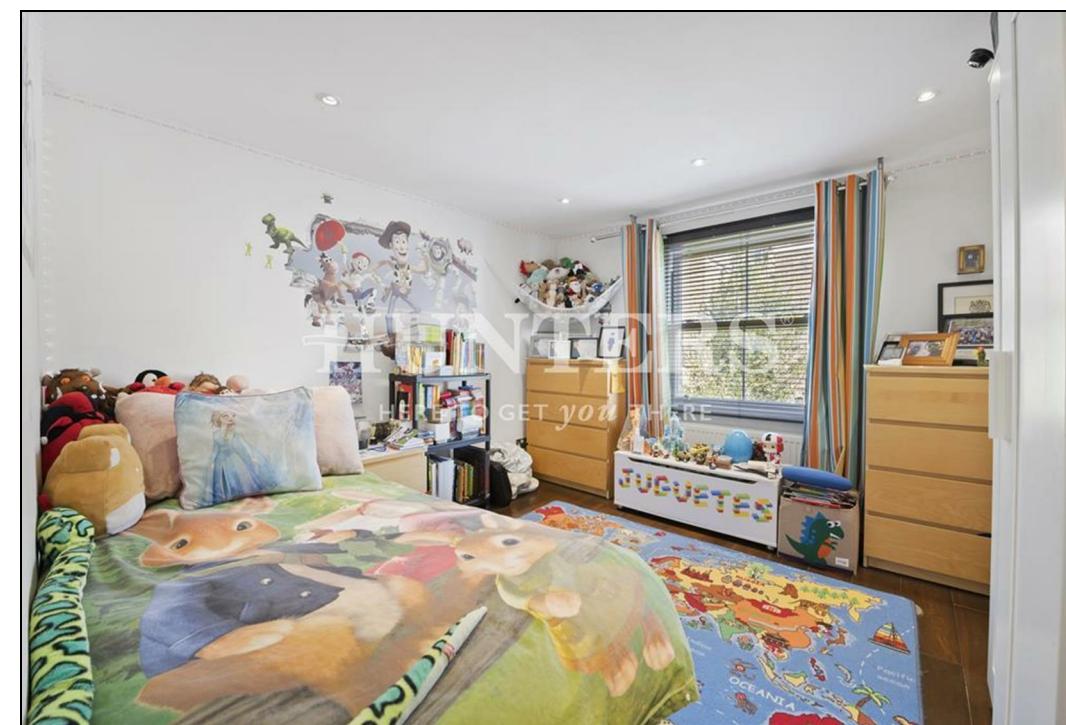
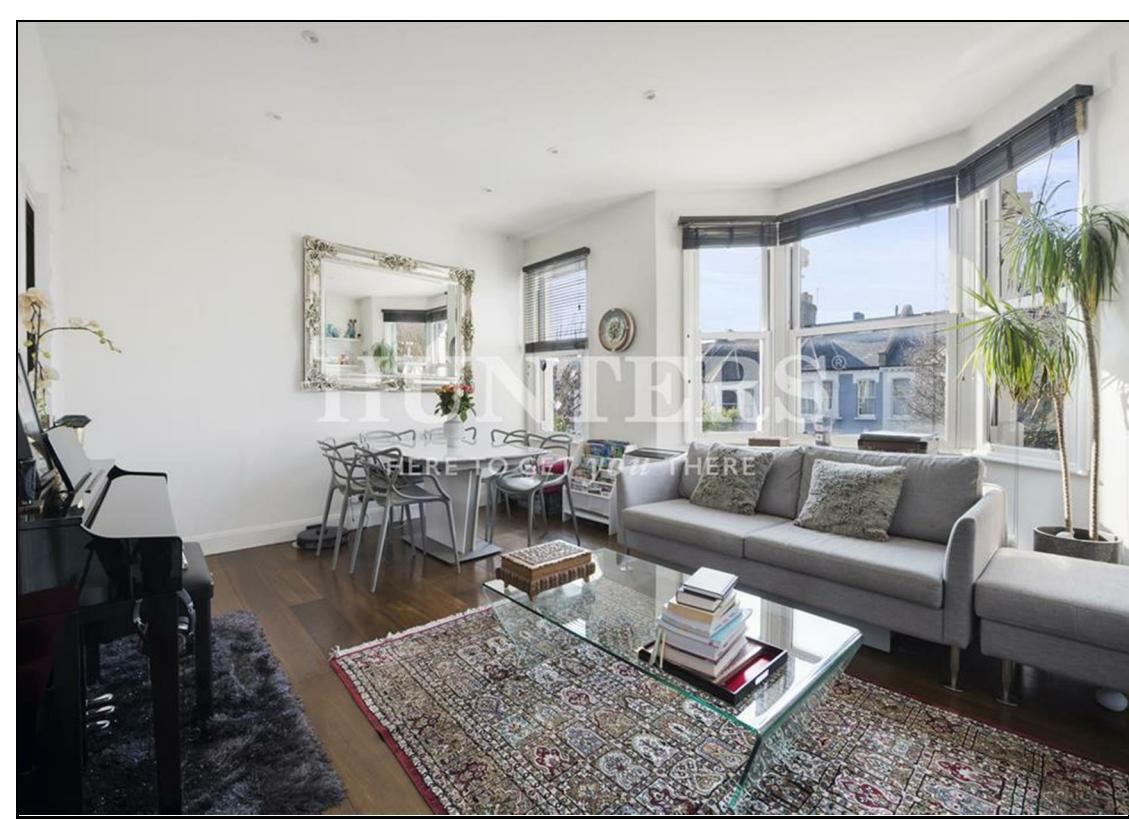
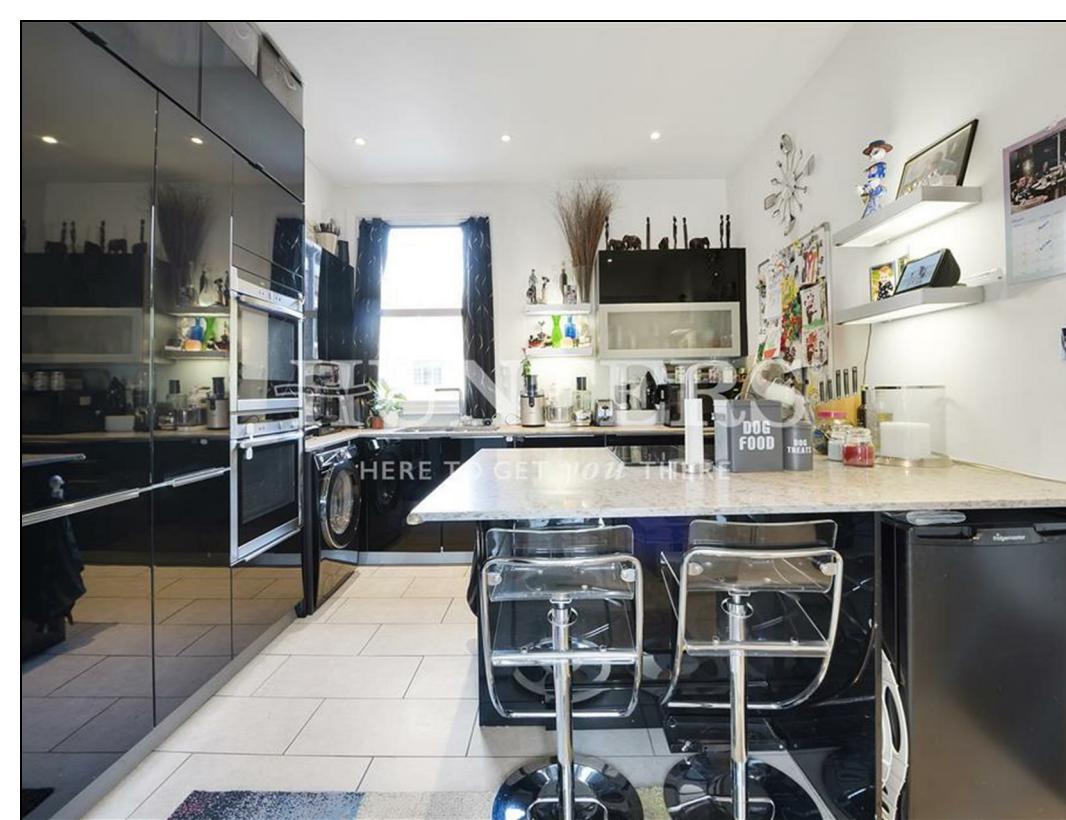


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KEY FEATURES

- Four bedrooms
- Private terrace
- Share of freehold
- 10 minutes walk to West Hampstead Jubilee



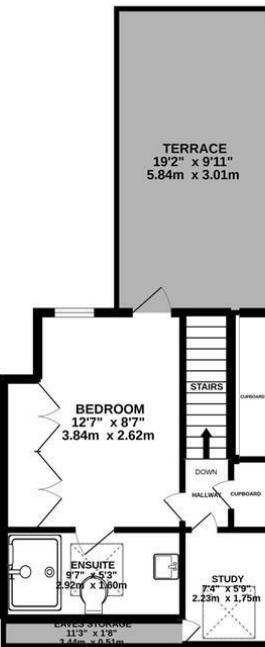
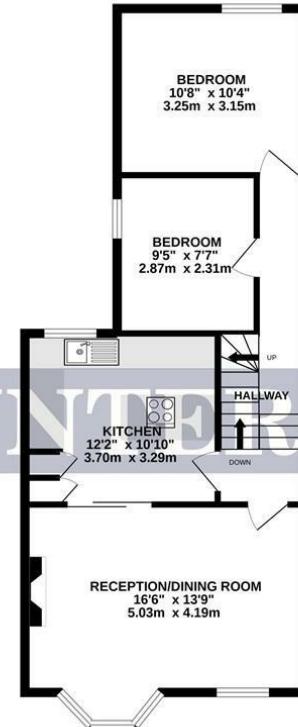


GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR



4 BEDROOM FLAT

TOTAL FLOOR AREA : 1258 sq ft. (116.9 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 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 ₂) 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 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| 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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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