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# 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  
westhampsteadsales@hunters.com | www.hunters.com



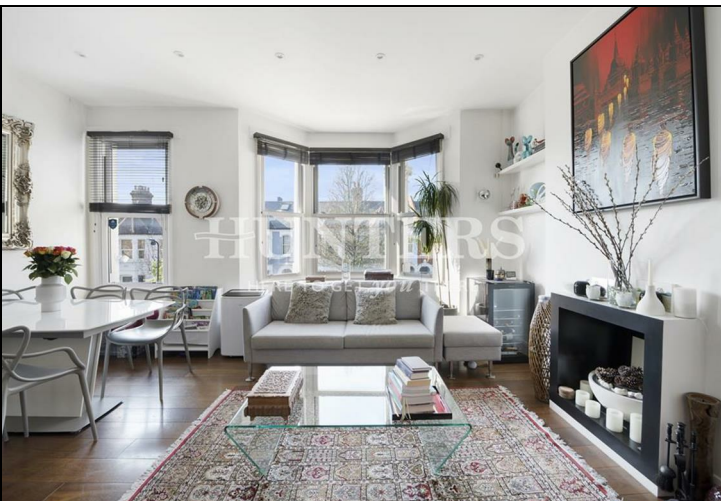
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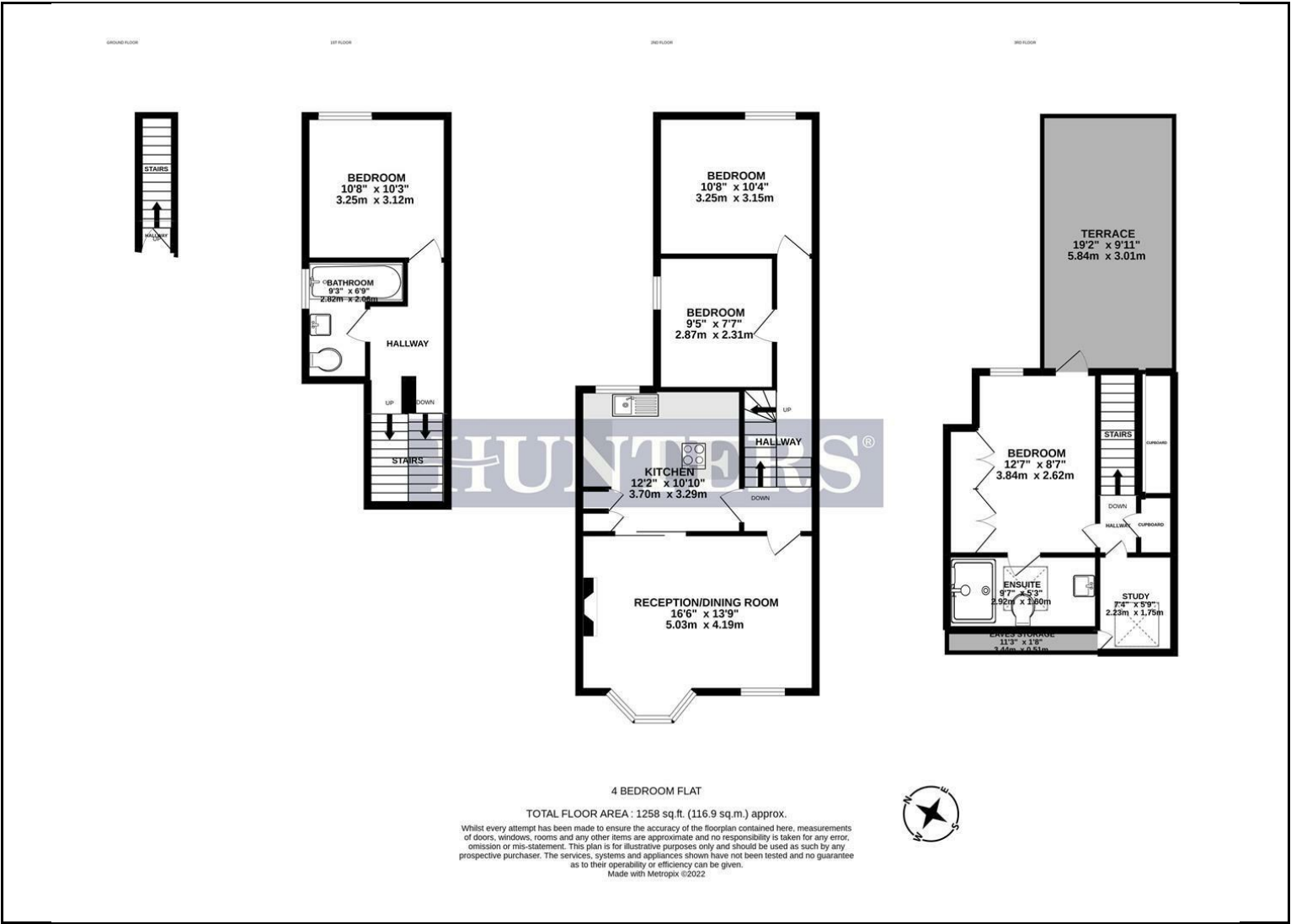
## KEY FEATURES

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









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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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