



**HUNTERS®**  
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# Sumatra Road, London, NW6

£675,000



Hunters are delighted to present this bright and spacious three bedroom flat situated on the first and second floor of a Victorian period conversion on Sumatra Road.

This duplex apartment boasts 1,068ft<sup>2</sup> and features two double bedrooms and one bathroom on the second floor. Followed by the principal bedroom, living room, kitchen and WC on the first floor.

Sumatra Road is located just off of West End Lane and provides residents with easy access to West Hampstead's array of shops, cafes and restaurants. Residents also benefit from a short 4 minute walk to West Hampstead's famous transport links (Overground, Jubilee and Thameslink).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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## KEY FEATURES

- Bright 3 bedroom duplex
  - 1,068ft sq.ft
- 4 minute walk to West Hampstead Station
  - Chain-free
- Leasehold: 150 years
- Service Charge: £1,850 p.a
- Ground Rent: £200 p.a.
- Council Tax Band: E

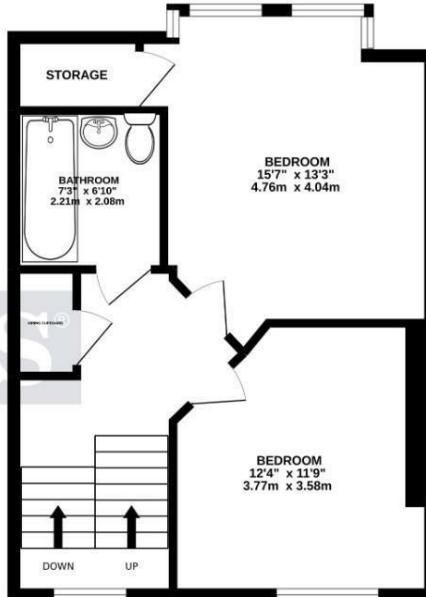
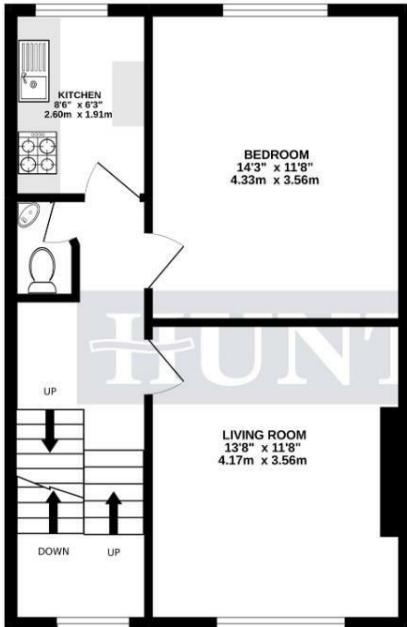
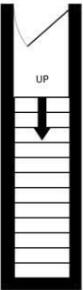




RAISED GROUND FLOOR

FIRST FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1068sq ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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		

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		82	81
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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