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Snowman House, Abbey Road, London, NW6

Asking Price £275,000



Set within the vibrant and highly sought-after Abbey Road area, this well-proportioned apartment offers an excellent opportunity for buyers to create a home tailored to their own taste and style, sitting at approximately 670 SQ FT .

The property comprises two bedrooms, a bright and spacious reception room, and a separate kitchen which provides direct access to a private balcony. Positioned on the fifth floor of a purpose-built block, the apartment is conveniently accessed via lift.

While well laid out, the property would benefit from modernisation, making it an ideal prospect for those looking to put their own stamp on a home and add value.

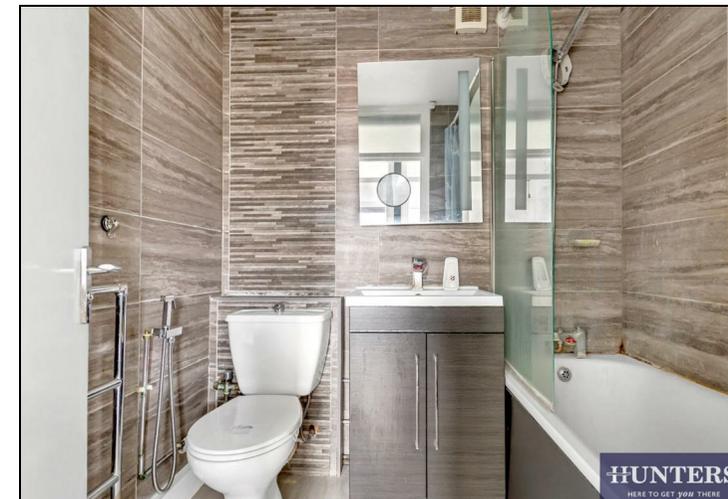
Abbey Road is renowned for its rich cultural heritage and lively atmosphere. Residents benefit from a wide array of local amenities, including independent shops, cafés, and green spaces, all within easy reach. The area is also exceptionally well connected, with excellent transport links providing swift and convenient access across London.

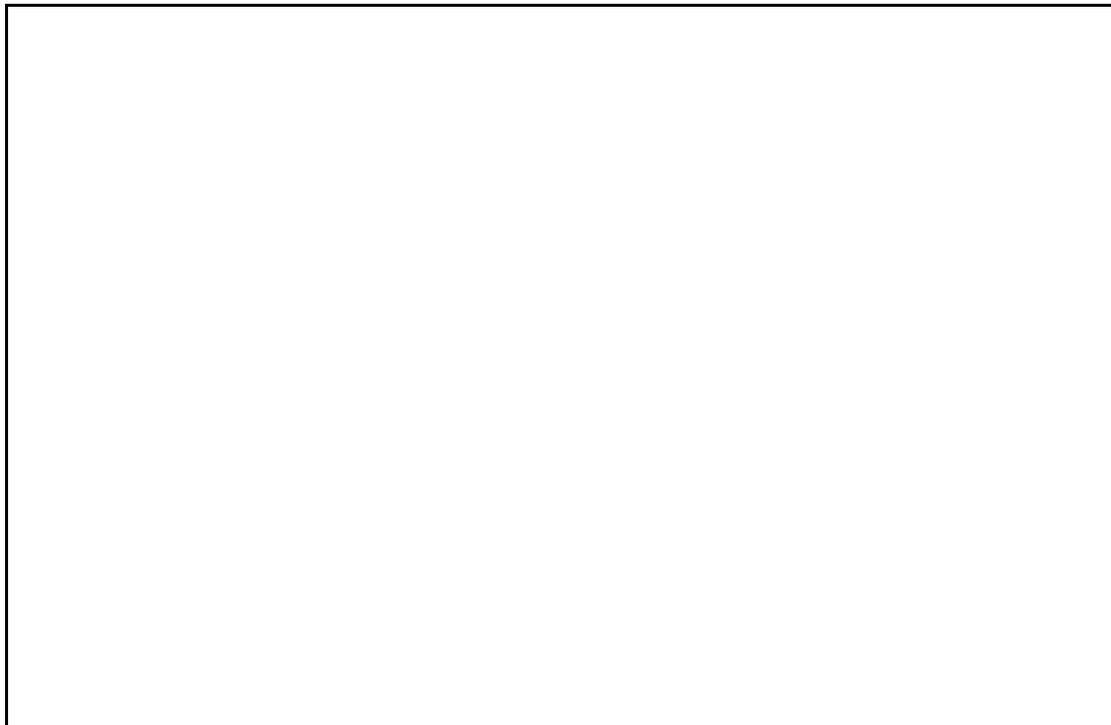
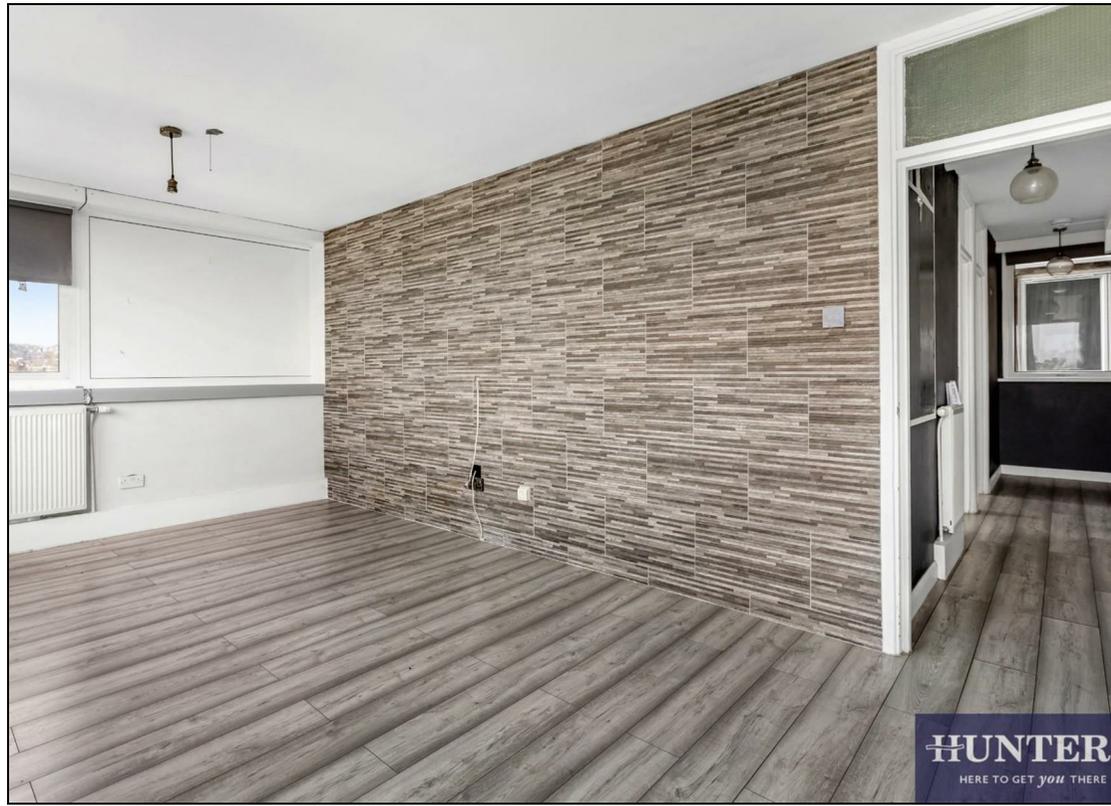
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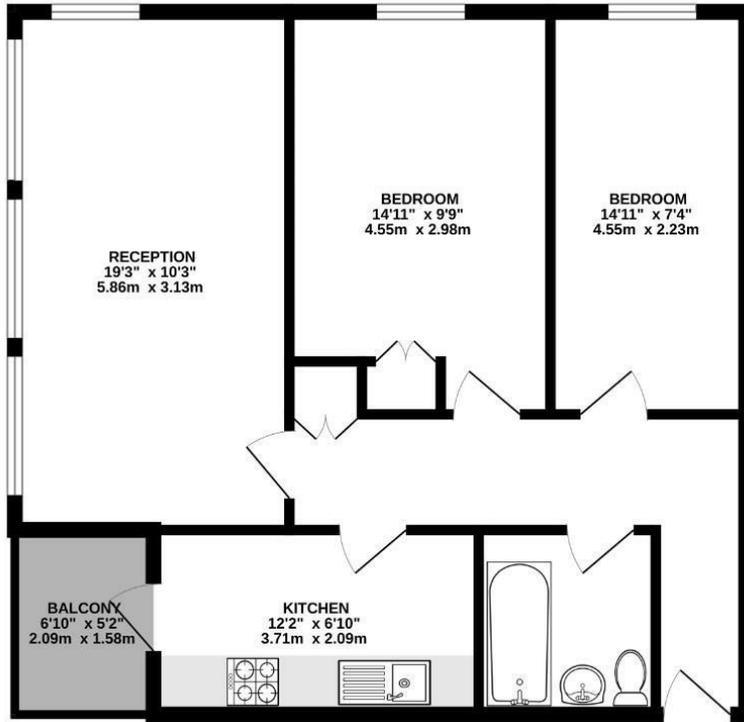
KEY FEATURES

- Bright and spacious reception room
- Separate kitchen with direct access to a private balcony
 - Lift access for convenience
- Close to a wide range of local amenities,
- Close to a wide range shops, cafés, and green spaces
- Excellent transport links providing easy access across London
- Over 678 sq.ft over internal living space



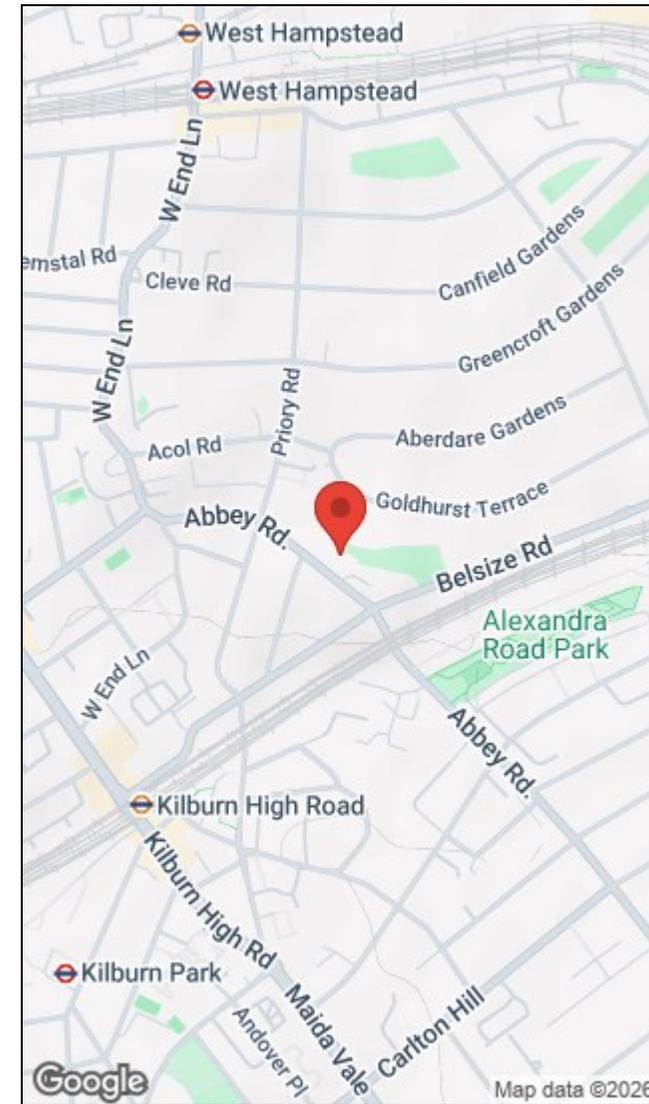


FIFTH FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA - 678 sq.ft. (63.0 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 misstatement. 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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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