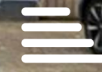




**HUNTERS®**  
HERE TO GET *you* THERE



# Claremont Road, Cricklewood, London

## Asking Price £400,000



A beautiful two bedroom second floor apartment boasting over 850 square footage of internal living space, converted from a period building and situated moments from Cricklewood Broadway station and local amenities.

Accommodation comprises a reception room, separate kitchen, two double bedrooms and a modern bathroom.

The property is conveniently located within easy access of Cricklewood (Thameslink) station providing quick and easy access into West Hampstead (2 mins approx. which also hosts the Jubilee Line and Overground), Kings Cross St. Pancras (13 mins approx.), London's airports and more. Numerous regular bus routes also offer excellent cross-London connections.

The area is well served by a variety of local shops and amenities including a vibrant street food market, as well as attractive open spaces including Gladstone Park & the glorious Hampstead Heath. The David Lloyd Centre is also on the doorstep, for an abundance of leisure facilities.

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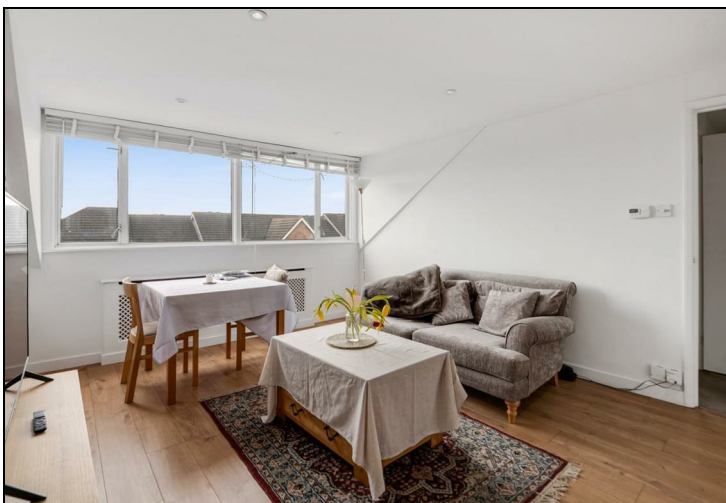


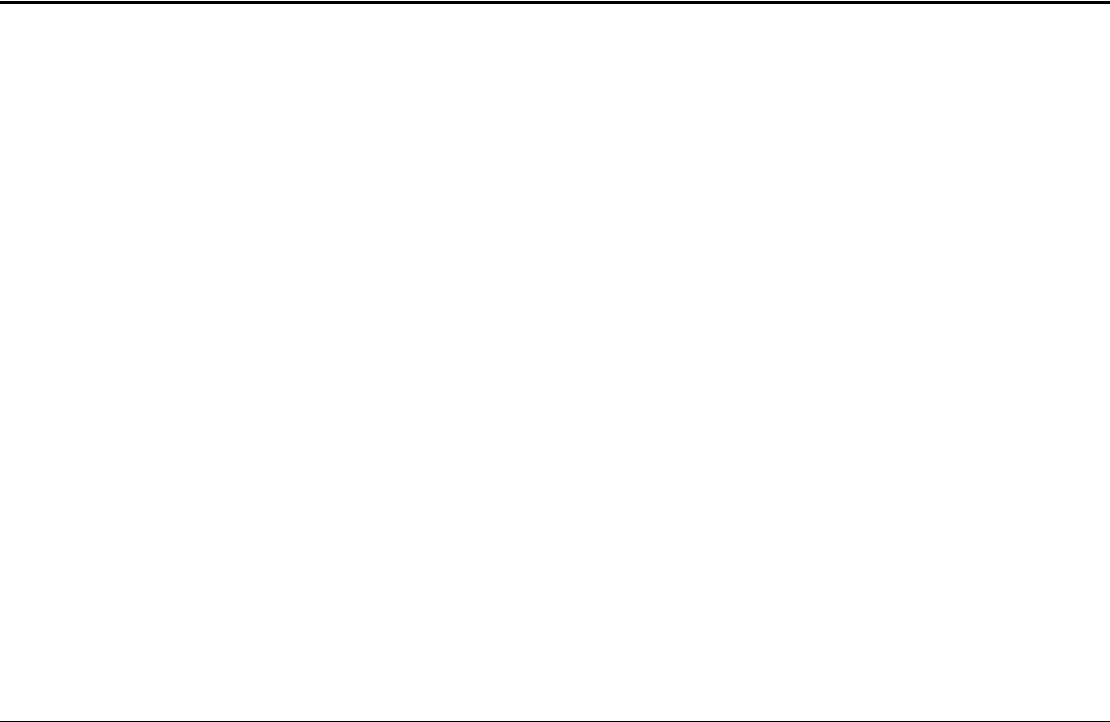
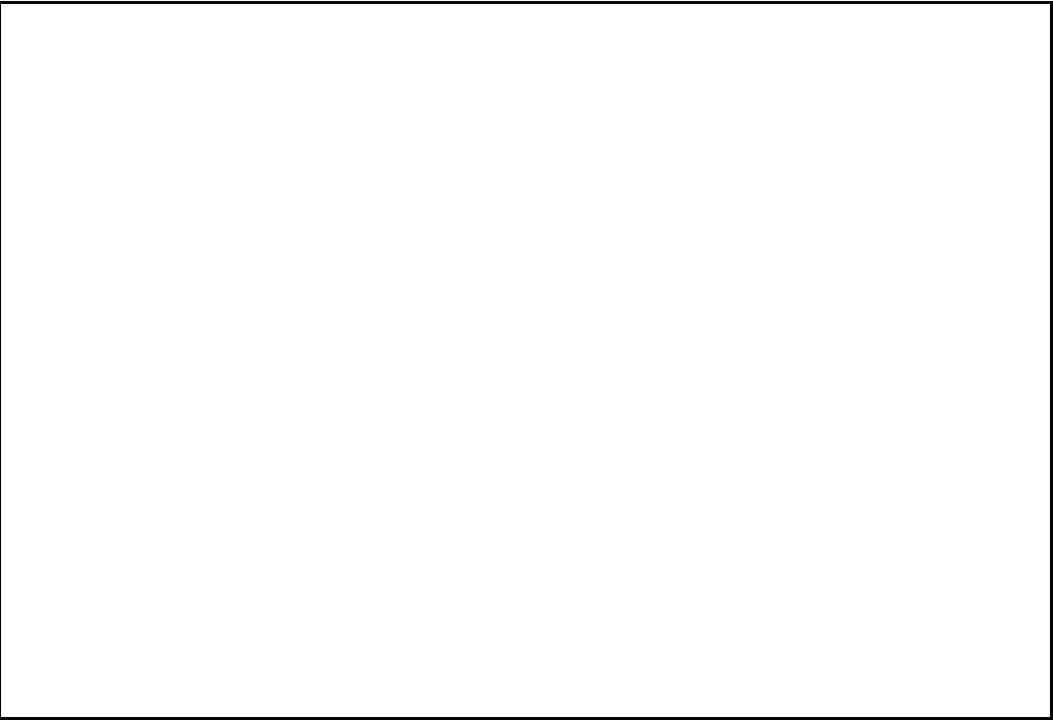
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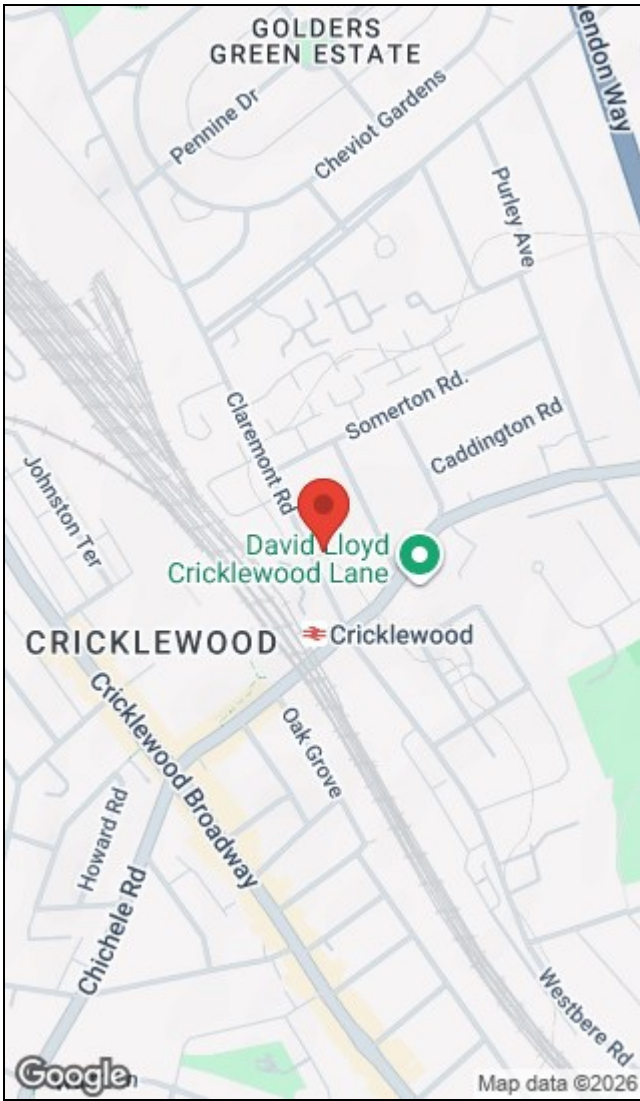
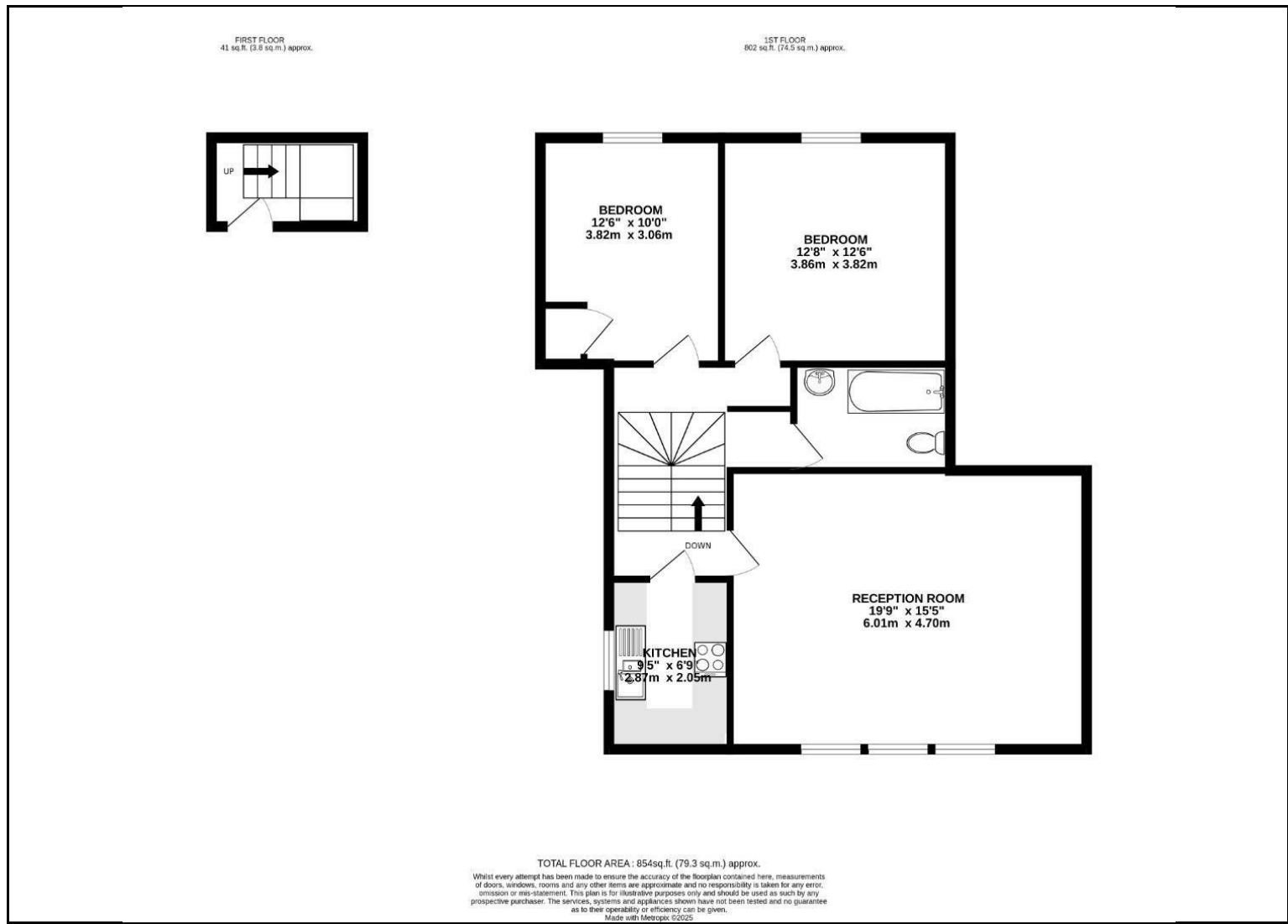
## KEY FEATURES

- Two Bedroom period flat
- Over 850 Sq.Ft. of internal living space
  - Top Floor apartment
  - Share of freehold
  - Sold chain Free
- Easy access to Local amenities
- Close proximity to Cricklewood Broadway









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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