

HUNTERS[®]
HERE TO GET *you* THERE



Manor Park Road, London

Offers In Excess Of £300,000

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*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER.

A elegant apartment boasting engineered timber flooring, double glazing throughout and a fully fitted kitchen across under 452 sq ft of living space. Park House delivers extraordinary levels of affordable luxury living in a Central London area.

Cleverly designed and thoughtfully laid out with an elegant open plan kitchen living area with a private balcony, a well-proportioned double bedroom (both with built in wardrobes) and a stunning modern bathroom.

Residents also benefit from a communal common room in the premises that is an annex to the stunning communal garden, great for entertaining family and friends. The common room can also be used as a shared work space. Building is pet friendly.

Manor Park Road is ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park and Wormwood Scrubs only a short distance away. The nearest stations are Harlesden and Willesden Junction (Bakerloo line / Overground - zone 2).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

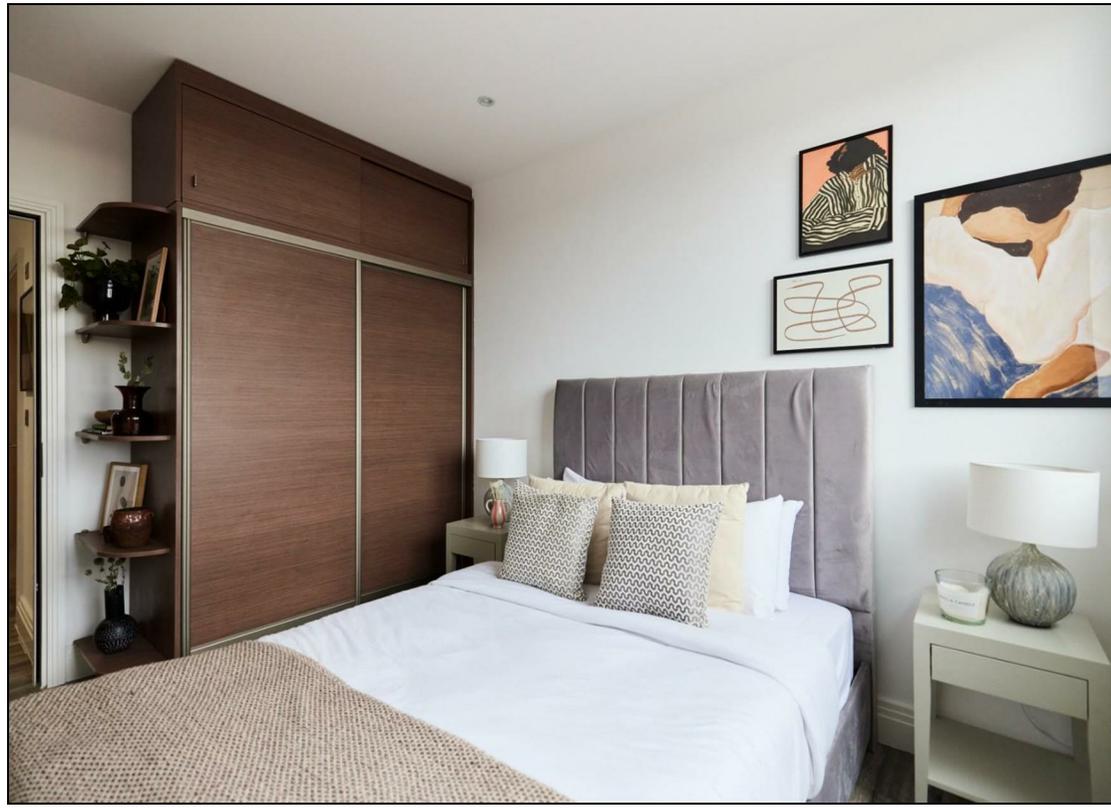


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KEY FEATURES

- High Spec Apartment
- One double bedrooms
- Close to shops and transport links
 - Secure block
 - 999 year lease
 - Sold Chain Free
 - 452 sqft

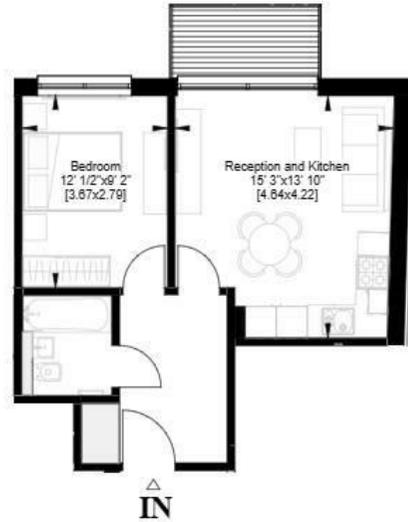




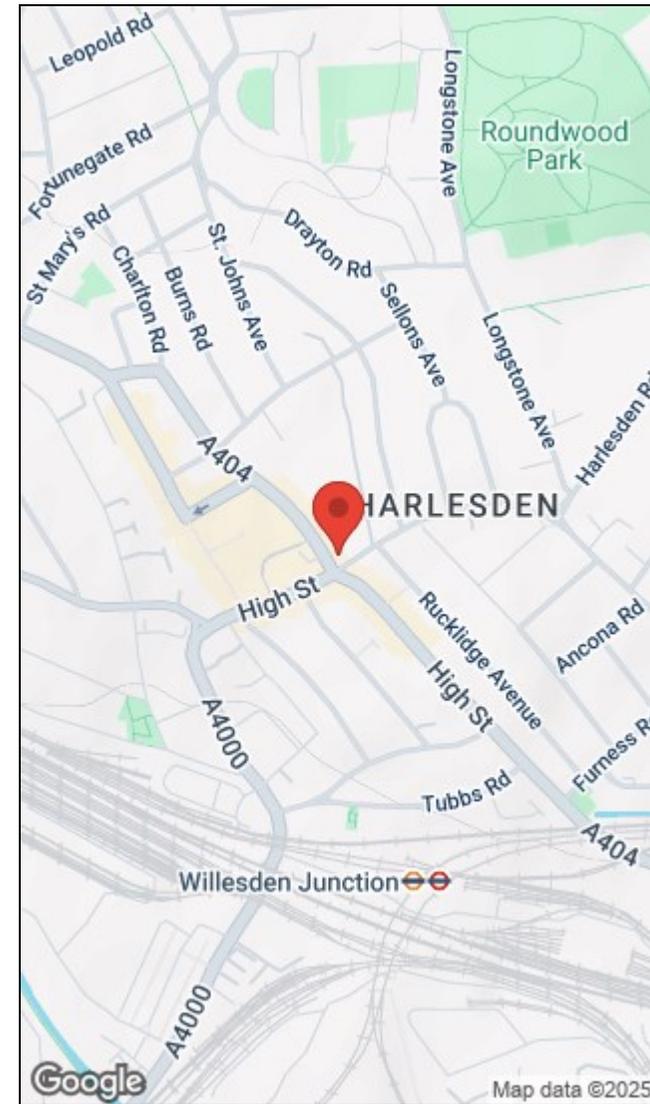
FLAT 6 PARK HOUSE



GROSS INTERNAL AREA = 42.03 sqm 452.43 sq ft
 EXTERNAL AREA = 4.13 sqm 44.40 sq ft
 TOTAL AREA = 46.16 sqm 496.84 sq ft



Note: All areas are measured to the RICS Code of Measuring Practice 6th Edition



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

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