



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



# St. Laurence Close, Queens Park, London, NW6

Asking Price £500,000



This exceptional property is arranged over two floors within a well maintained, purpose built block and offers approximately 1,000 sq ft of contemporary living space.

The first floor features a spacious open-plan kitchen and reception room leading onto a private patio, a bathroom and W/C, and a generous double bedroom. This property is ideal for modern living and entertaining. The upper floor comprises a well proportioned double bedroom benefitting from excellent natural light. Additional advantages include off street parking and access to landscaped communal gardens.

Situated just off Chevening Road, St. Laurence Close provides close proximity to the park and convenient transport links via the Bakerloo Line at Queen's Park and the London Overground. A wide array of amenities, cafés, and shops can be found on both Salusbury Road and Chamberlayne Road.

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

[westhampsteadsales@hunters.com](mailto:westhampsteadsales@hunters.com) | [www.hunters.com](http://www.hunters.com)

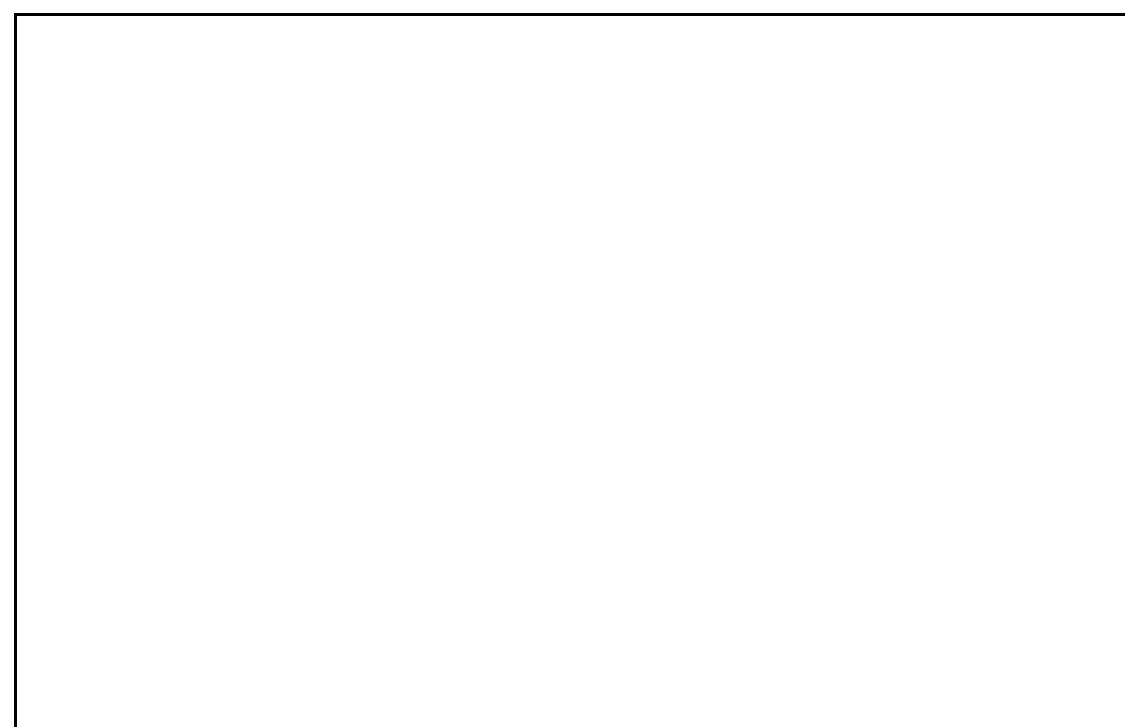
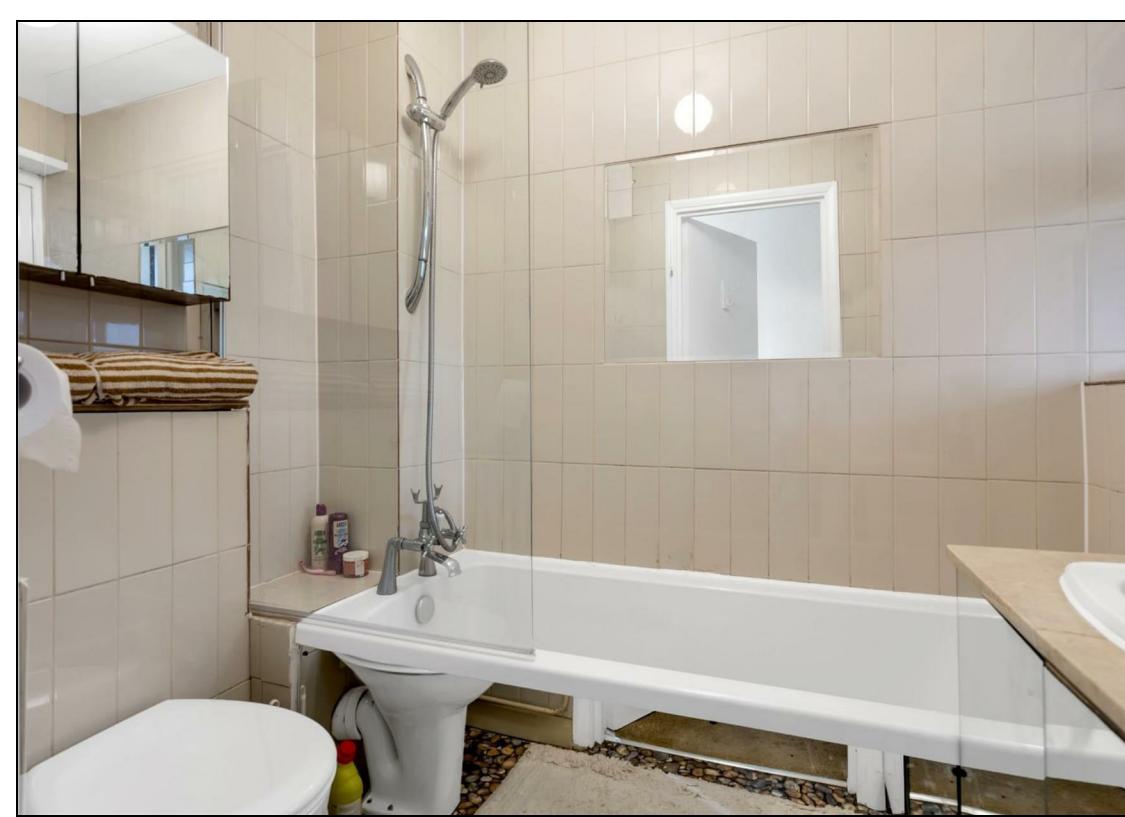


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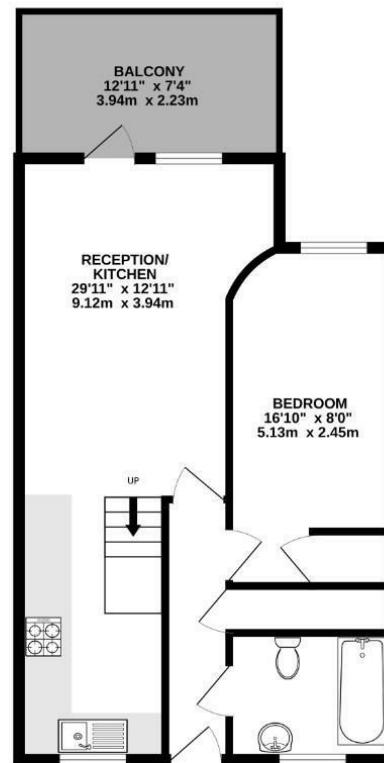
## KEY FEATURES

- Chain Free
- Circa 1000sqt
- Off Street Parking
- Private Terrace
- Excellent Location
- Two Double Bedrooms
- Open Plan Kitchen & Living

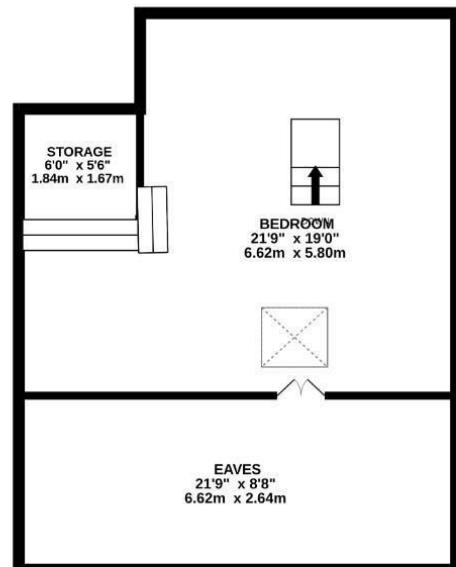




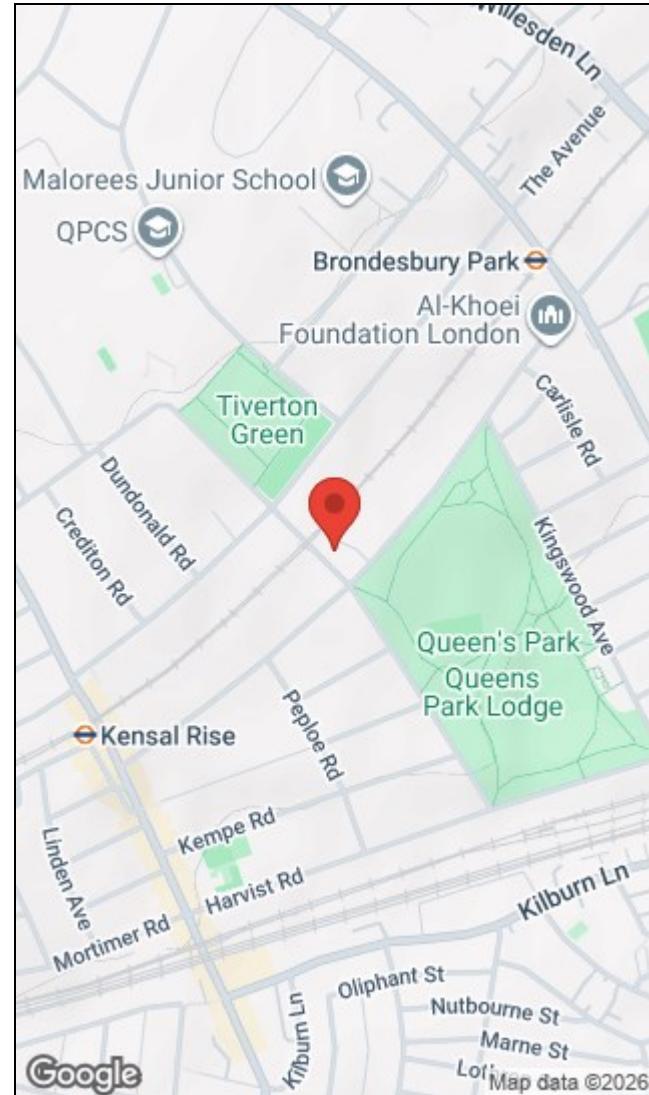
FIRST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



SECOND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq. ft. (94.4 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the description 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 can therefore be given.  
Made with Metropak 02025



| Energy Efficiency Rating                                 |                         | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-------------------------|--|-----------|
|  |                         | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |  |           |
| (81-91)  | B                       |  |           |
| (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 | 69   |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         |         |           |
|--|-------------------------|---------|-----------|
|  |                         | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                       |         |           |
| (81-91)  | B                       |         |           |
| (69-80)  | C                       |         |           |
| (55-68)  | D                       |         |           |
| (39-54)  | E                       |         |           |
| (21-38)  | F                       |         |           |
| (1-20)   | G                       |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |                         |         |           |
| England & Wales  | EU Directive 2002/91/EC |         |           |

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