



# HUNTERS®

HERE TO GET *you* THERE

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



2



0



I D

# Thorverton Road, London

£475,000



A very well located two bedroom ground floor maisonette benefiting from off street parking and own section of garden to rear.

The property is priced to reflect internal modernisation required and consists of a private entrance, reception room with double doors leading to it's own large garden, a separate kitchen, two bedrooms and a shower room. There is potential to extend to the rear, subject to the necessary consents. There is also an allocated off street parking space to the front. Sold with the entire Freehold and chain free.

Well situated for access to Overground trains at Cricklewood (Thameslink with direct access to Kings Cross St Pancras). West Hampstead and West End Lane are also accessible. Further, Brent Cross shoppin center is one mile away and there is a David Lloyd Health club within 200ft of the property.

Early viewings are highly recommended.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

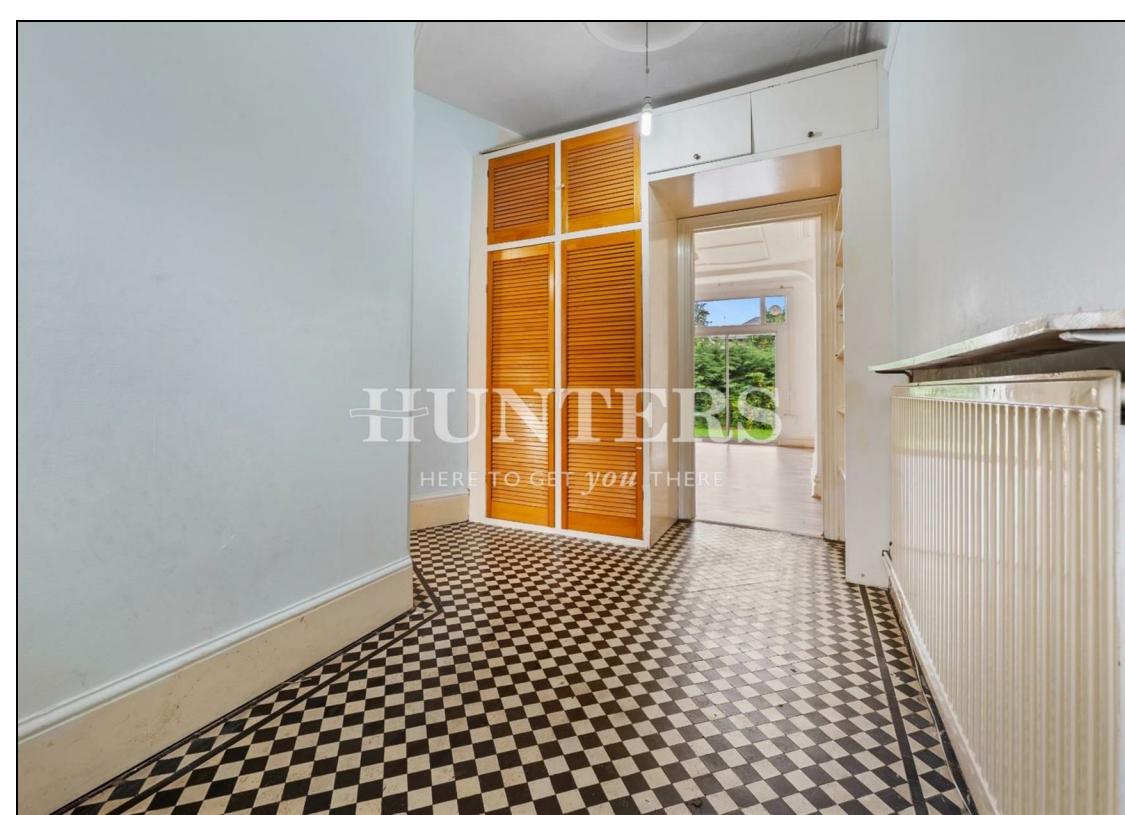


## KEY FEATURES

- Two bedroom ground floor maisonette
- Own section of large garden to rear
- Allocated off Street Parking space
- Sold with the entire Freehold
- Requires modernisation
- Sold Chain Free

- Access to Cricklewood Thameslink station





GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, areas, levels and distances are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied on 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.  
Made with Measuring.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(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	
		Current	Potential	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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				

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



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

