



HUNTERS®

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Hillfield Road, London, NW6

Price £375,000



A well priced and superbly located one double bedroom, raised ground floor conversion flat situated on a highly sought after road in West Hampstead. Consisting of an open plan kitchen/reception room leading to a private outdoor patio area, a double bedroom with bay window and a bathroom. Sold chain free with a lease of 110 years,

Hillfield Road is a highly sought after residential road, perfectly placed within a short walk to popular Fortune Green which provides the local community with a large open space, as well as West End Lane where superb shopping, cafes and restaurants can be found with excellent transport links such as the Jubilee line, Thameslink and Overground networks.

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



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KEY FEATURES

- One bedroom apartment
- Converted from the raised ground floor of a period building
- Highly sought after turning in West Hampstead
- Sole use of outdoor space
- Access to West End Lane and West Hampstead transport links
- Lease is 110 years
- Sold chain free

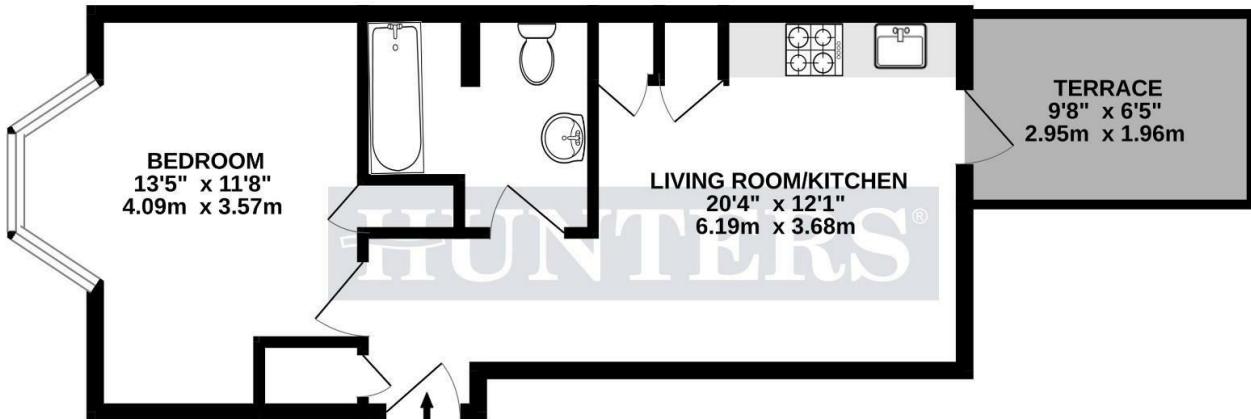




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GROUND FLOOR



TOTAL FLOOR AREA : 403sq.ft. (37.4 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 mis-statement. This is for advertising 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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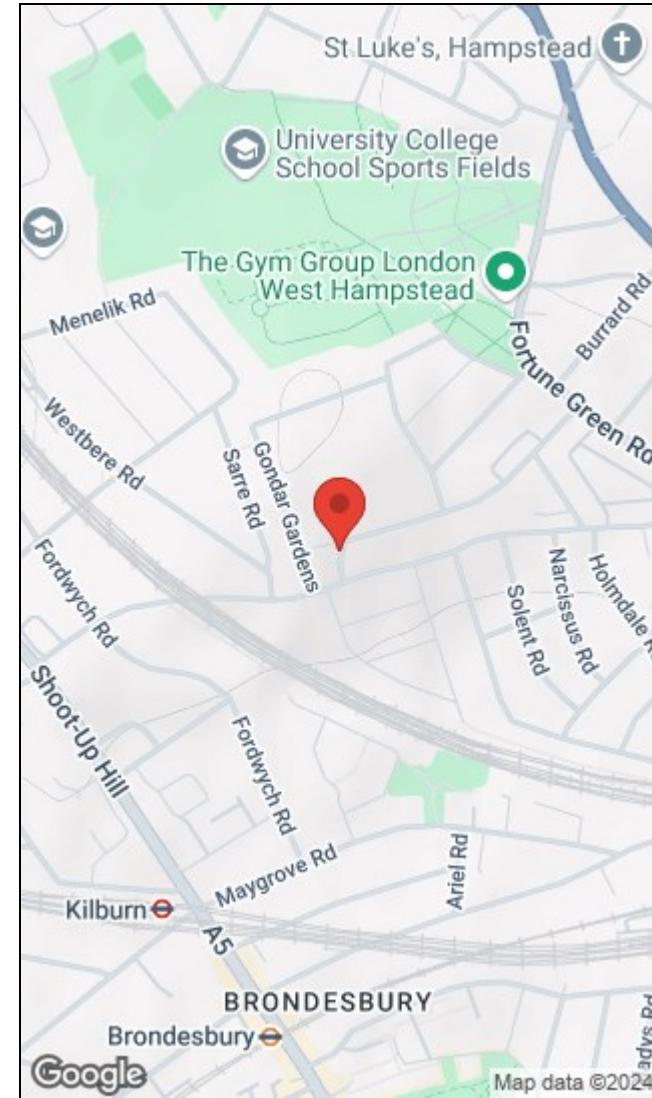
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	66	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current		Potential	
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