



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Westcroft Close, London

Guide Price £230,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Located in Westcroft Close, London, this delightful flat offers a perfect blend of comfort and convenience. Built in the late 80's/90's this property has been thoughtfully designed to cater to modern living.

Within it's private entrance, you will find a welcoming reception room that provides a warm and inviting space with an abundance of natural light. The flat features a large double bedroom, a well proportioned separate kitchen and also comes with private parking.

This property is perfect for individuals or couples seeking a low-maintenance lifestyle in a vibrant city. The location is well-connected, providing easy access to local amenities, public transport, and the many attractions that London has to offer.

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



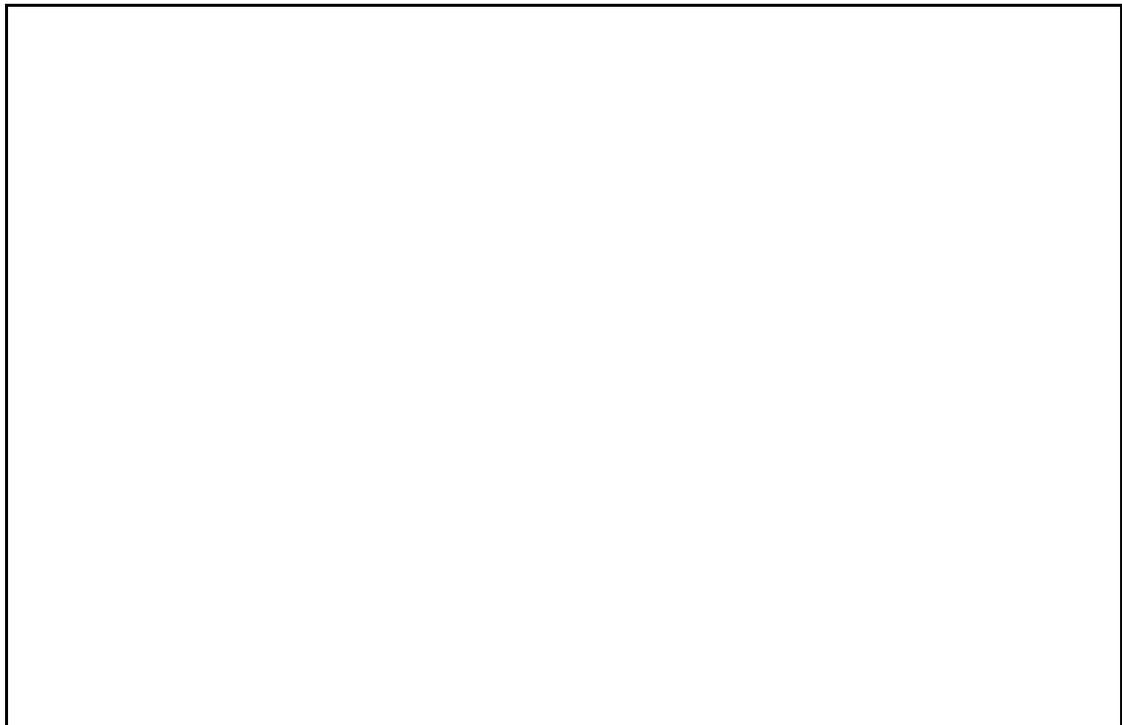
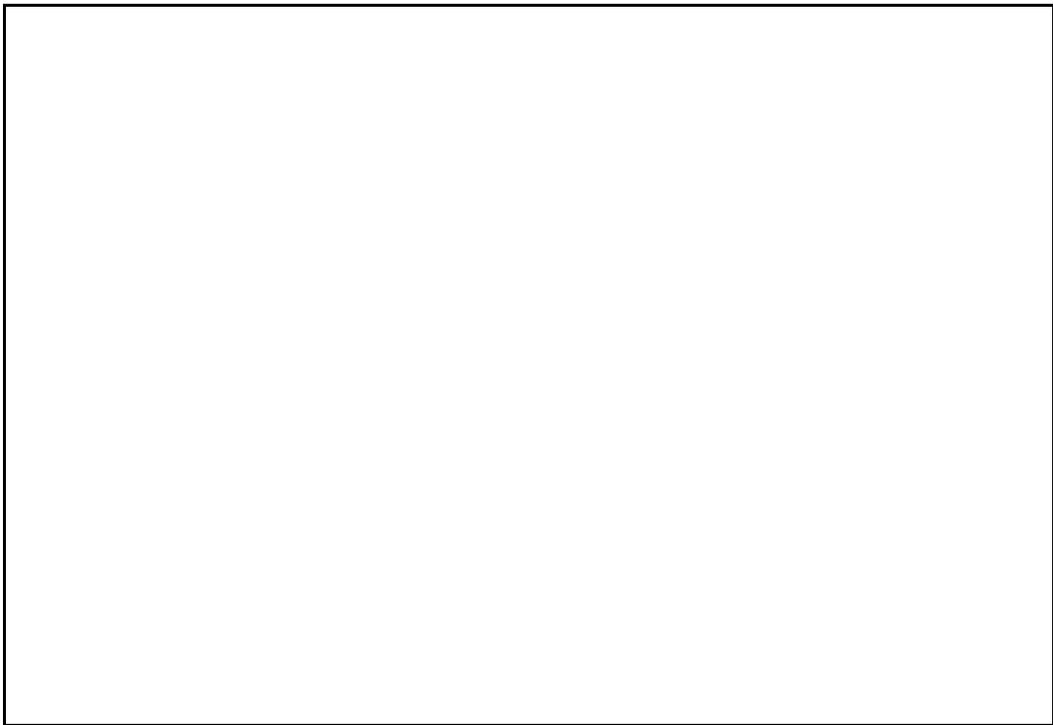
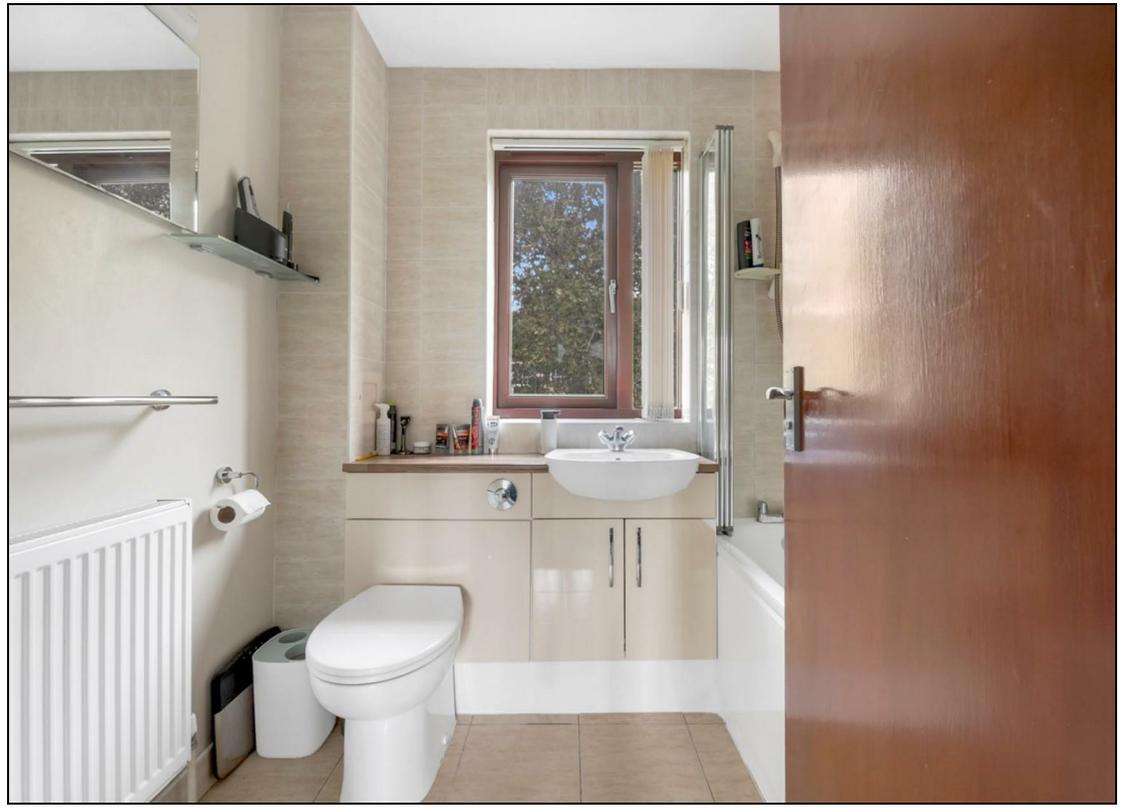
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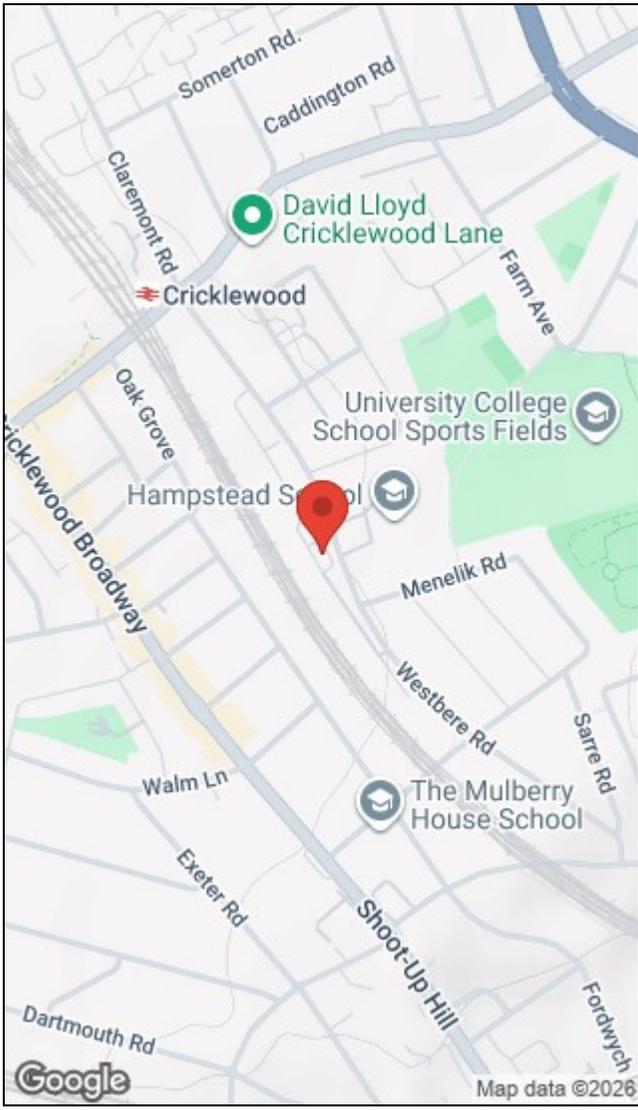
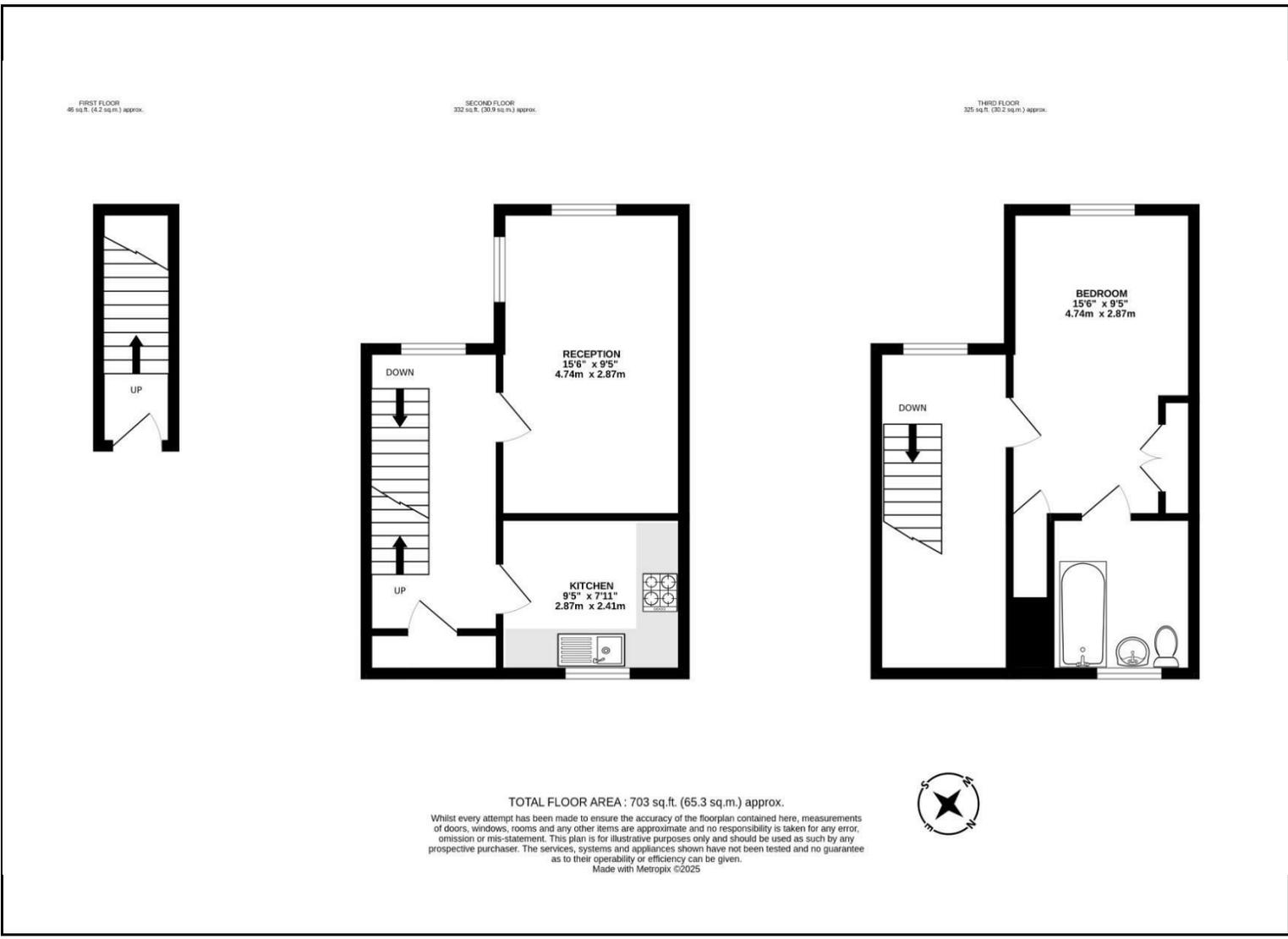


## KEY FEATURES

- Spacious One Bedroom Flat
  - Off Street Parking
  - Abundance of Natural Light
  - Close to Transport Links
    - Chain Free
    - Private Entrance
    - Circa 700sqft
- Immediate 'exchange of contracts' available
  - Being sold via 'Secure Sale'







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>75</b>		<b>79</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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