



HUNTERS[®]
HERE TO GET *you* THERE



Espalier Gardens, Kilburn, W.Hampstead Borders, London, NW6 Asking Price £475,000



This is an exceptional one bedroom apartment set on the second floor of a modern development with lift access, spanning over 566 sq ft of living space.

The property has been finished to the highest standard and consists of a spacious reception room and modern kitchen with fitted appliances. This home also features wooden floors throughout with under-floor heating, and a South West facing balcony which is accessed from the reception and bedroom.

Espalier Gardens is a quiet residential development located within easy reach of a plethora of shops, bars and restaurants of West Hampstead, Kilburn High Road, and Queen's Park. Local transport links include West Hampstead (Jubilee Line / London overground) and Brondesbury Station (London overground).

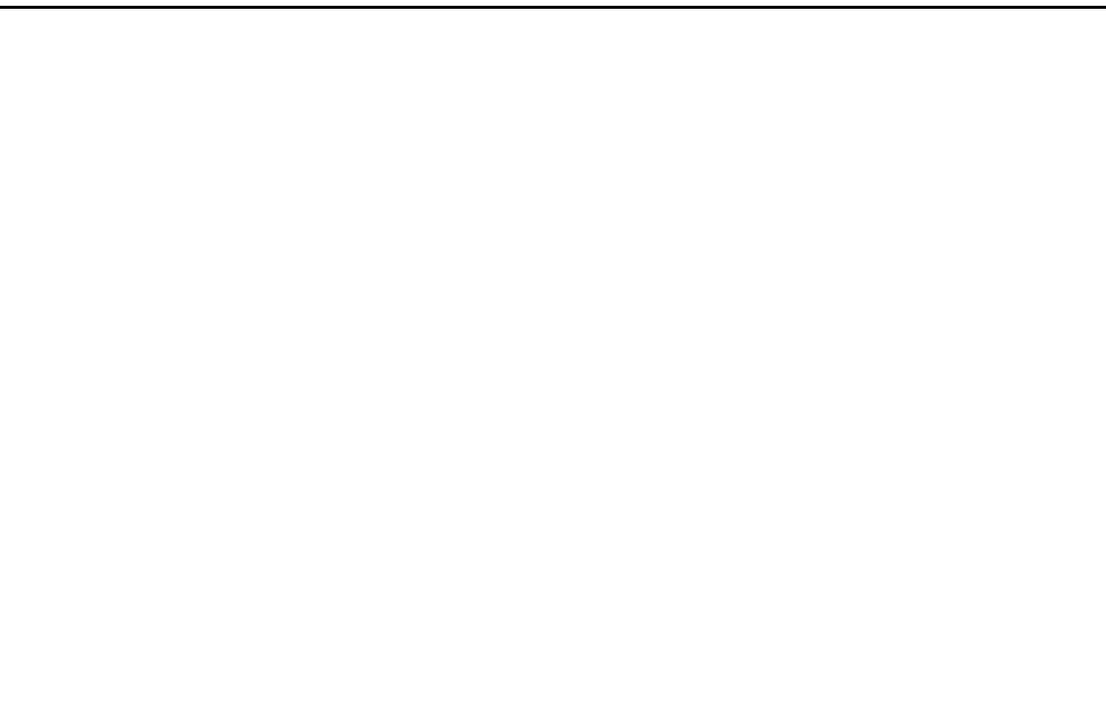
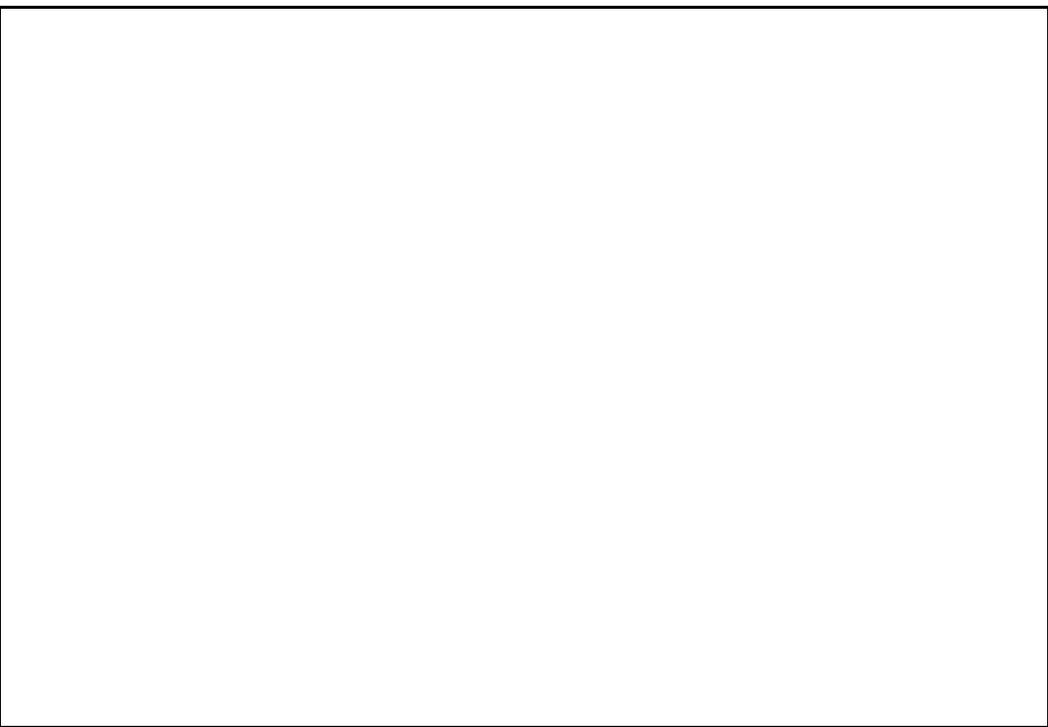
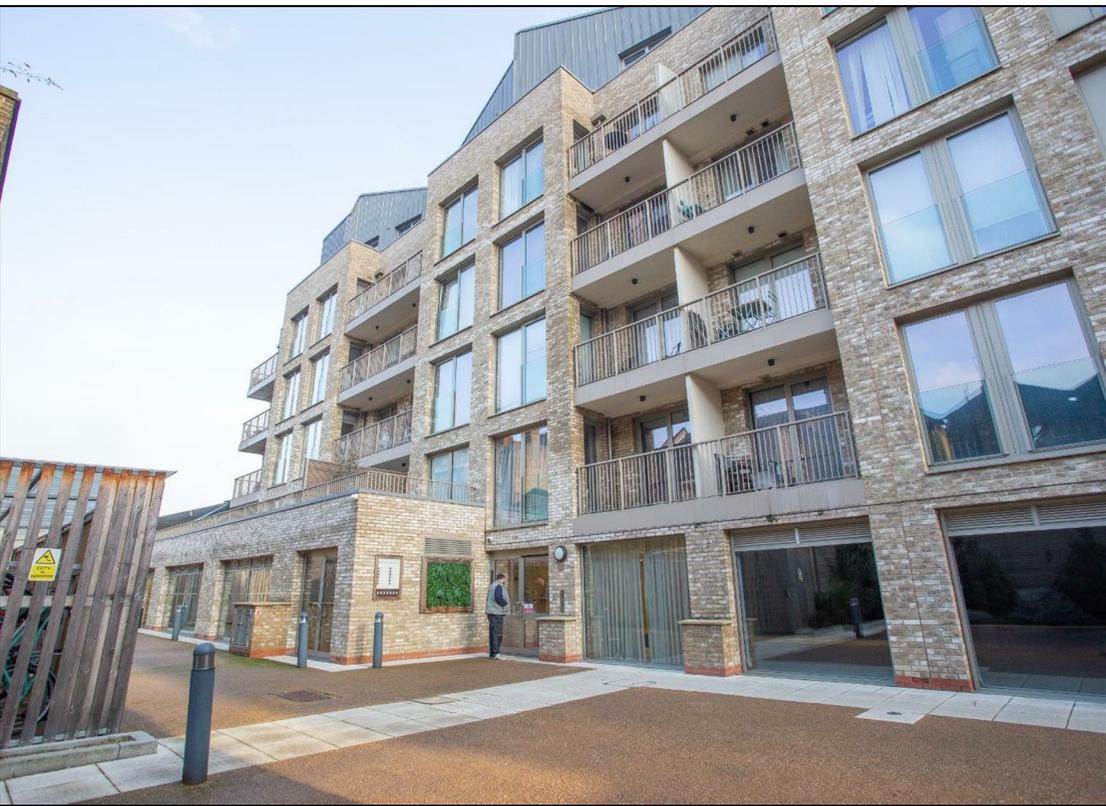
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



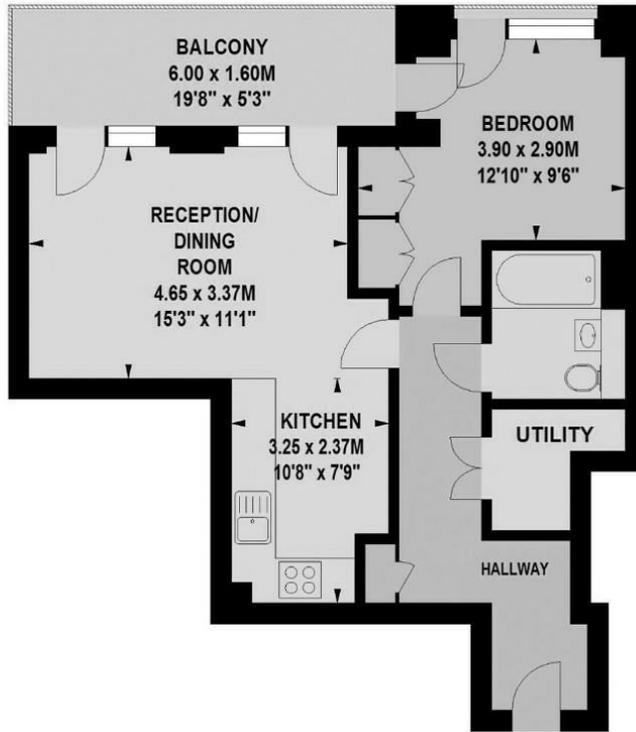
KEY FEATURES

- Large One Bedroom Second Floor Apartment
- Bright South-facing private balcony
 - Long lease attached
- Over 566 sq.ft. of internal living space
 - Beautifully well-maintained home
 - Underfloor heating throughout
 - Built in appliances and ample storage
- Close proximity to local high street and multiple transport links





Second Floor



TOTAL FLOOR AREA: 567 sq.ft. (52.61 sq.m.)

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 misstatement. 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 or efficiency can be given.
Made with Metrepro ©2021



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
85	85		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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.