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# Heritage Lane, West Hampstead, NW6

## Offers In Excess Of £850,000



A stunning seventh floor two bedroom apartment in the West Hampstead Square Development, boasting private terrace with stunning views and unrivalled transport connections into London.

On entry this thoughtfully designed apartment invites owners into a large open family living space with natural light from via South West facing floor to ceiling windows. Finishes are all to a high specification featuring built in Siemens appliances, parquet style wood flooring, heating and comfort cooling and intercom system. Both bedrooms are generous proportioned and offer inbuilt storage with the master encompassing an en-suite. A large terrace offers panoramic views across the London skyline and the suburbs.

The development is situated in the heart of West Hampstead, a stones throw away from the Jubilee, Overground and Thameslink lines. West Hampstead is an idyllic location for city dwellers and families who crave a peaceful yet vibrant neighbourhood, with boutique shops, cafes and restaurants.

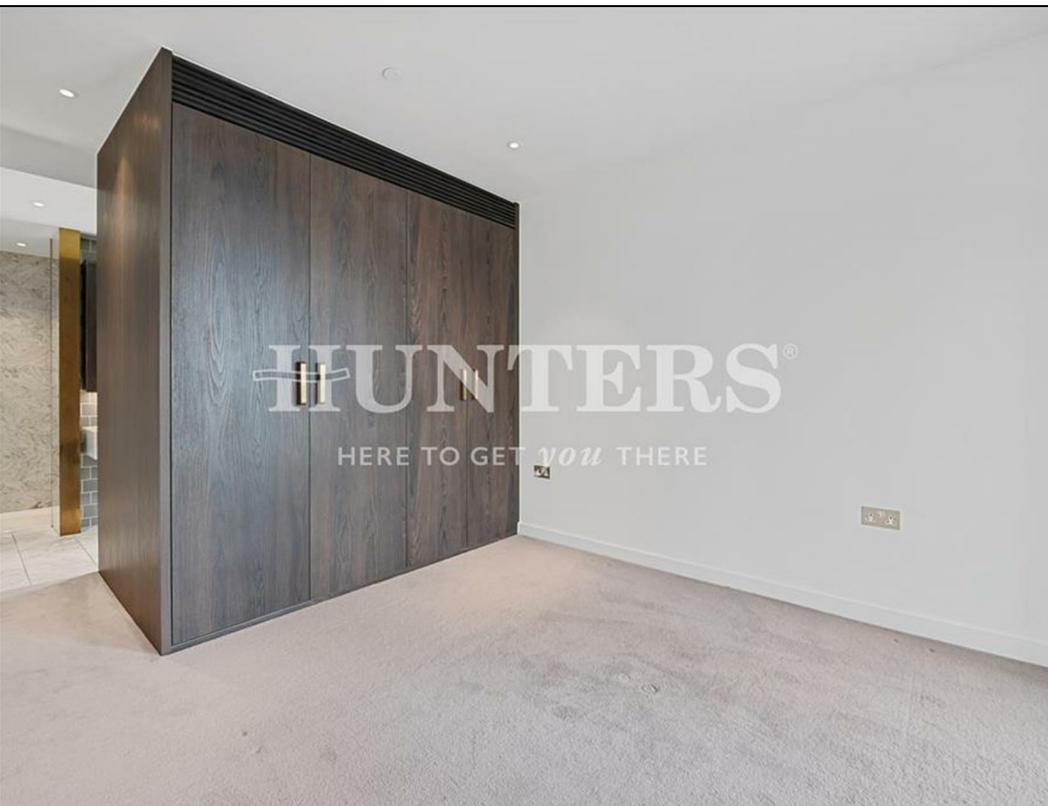
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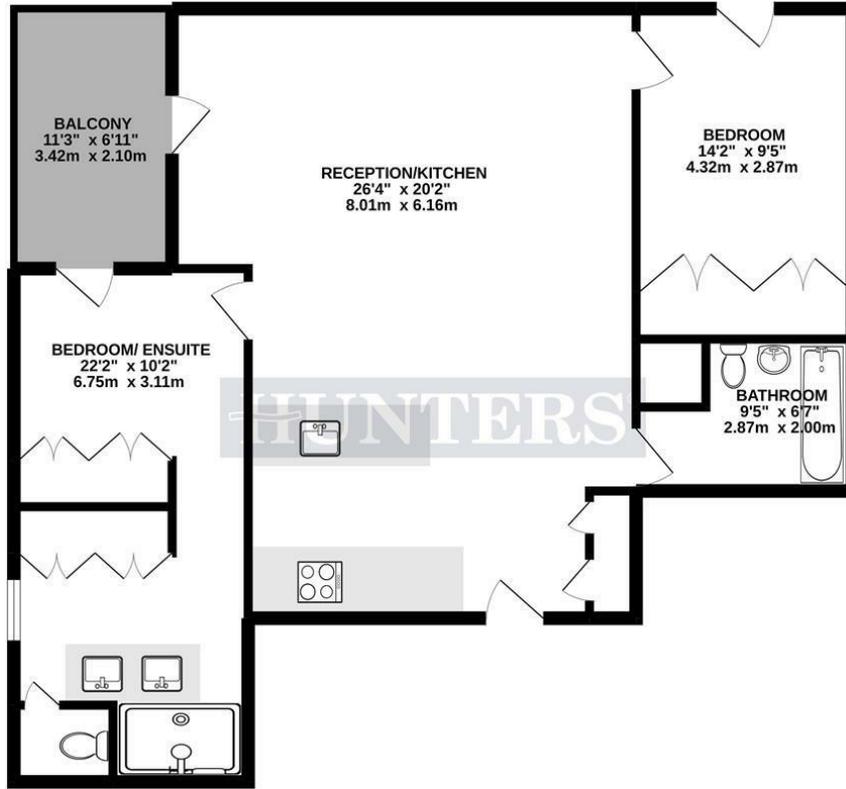
## KEY FEATURES

- Two bedroom two bathroom apartment
- Approx. 947 Sq ft Gross Internal Area
- Gym access, steam and sauna rooms
- Close to Thameslink access to St. Pancras/City
  - 24 Hour Concierge
  - Private balcony with city views
  - High Performance Glazing
    - Seventh floor
- 2 mins walk to Jubilee/Overground Stations
  - Chain free

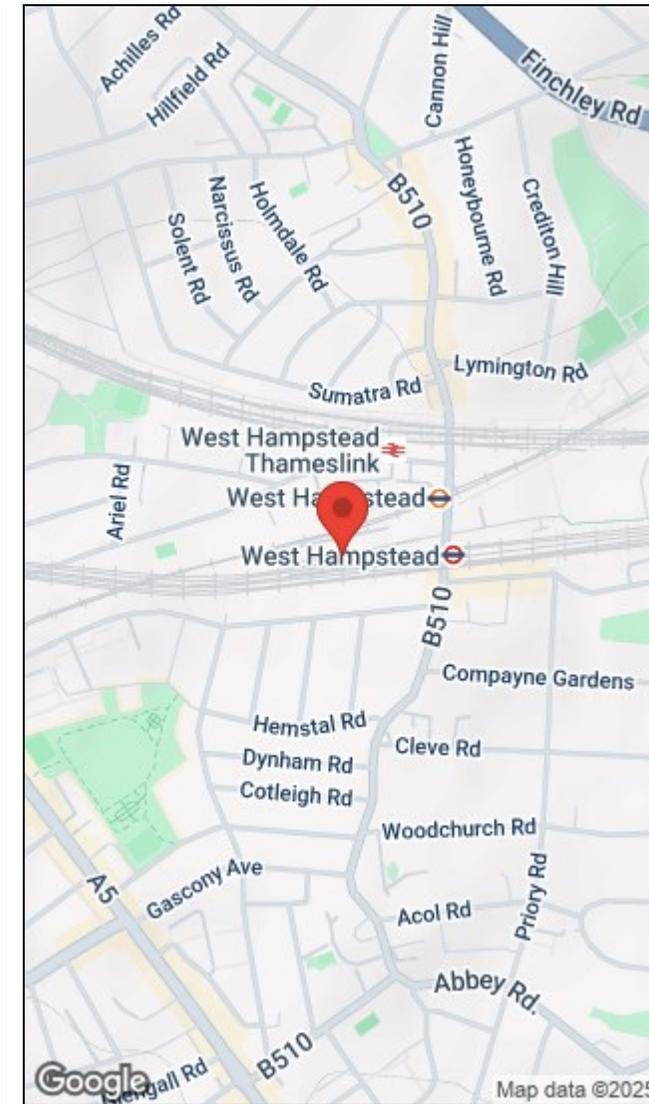




947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 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 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.  
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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>85</b>	<b>85</b>		<b>85</b>
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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