

A-B-A-C-U-S

WEST HAMPSTEAD

Hillfield Road, West Hampstead London, NW6

A bright and spacious two double bedroom Victorian conversion with ensuite bathroom. This flat further benefits from period features which include high ceilings, a fireplace and sash bay windows to the front and rear. In addition to this, a fully fitted separate kitchen with granite surfaces just off the reception, wood flooring and a large master bedroom with lovely views over the neighbouring gardens. Hillfield Road is a popular residential street with well-kept homes close to the village of West Hampstead. Thames Link, Underground (Jubilee Line) and Overground Stations provide transport requirements. A vibrant and eclectic High Street is also minutes' walk away.



£600,000 Share of Freehold

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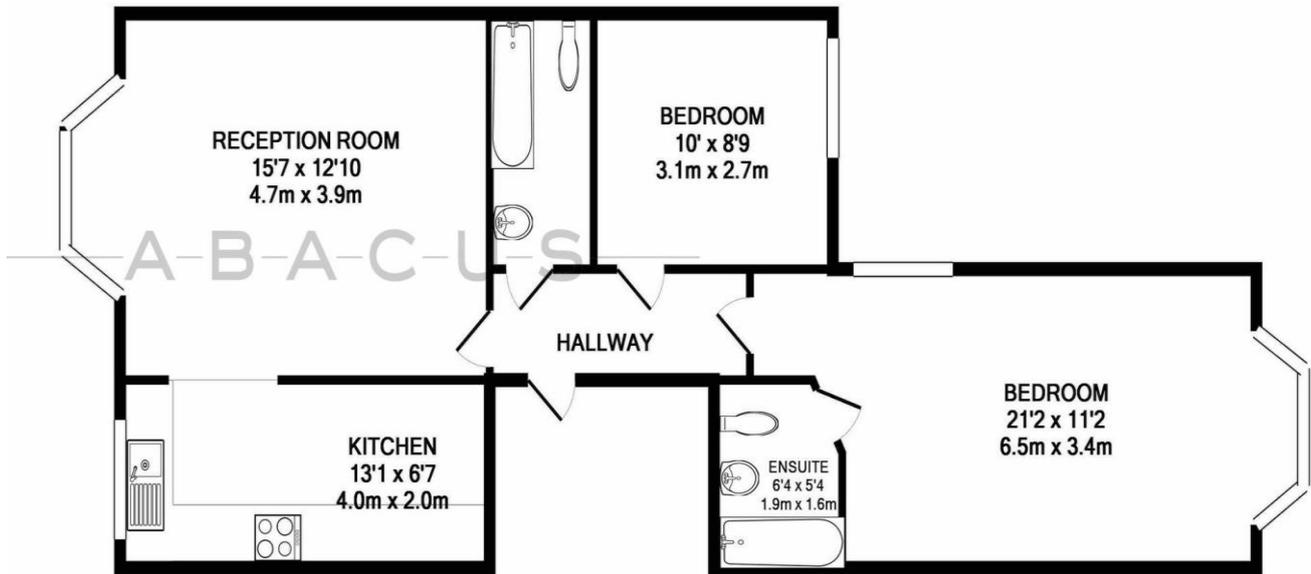
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		X	X
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		X	X
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
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4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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