

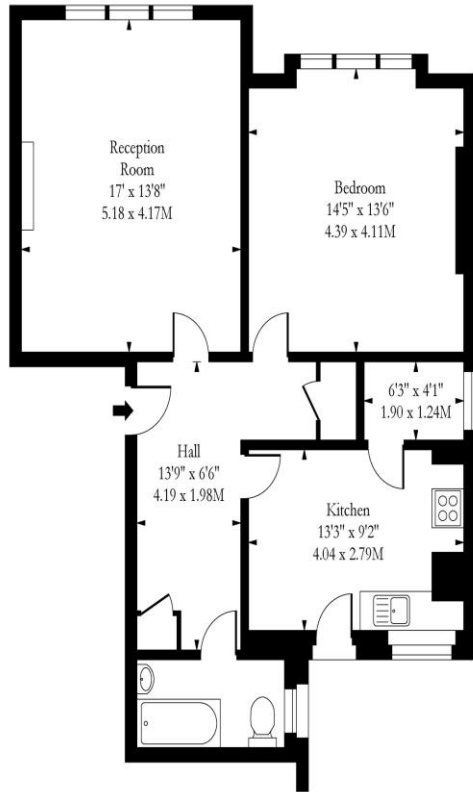


1 Bedroom  
Hilltop Road  
London NW6

- Huge mansion flat
- Top floor
- Great views
- High ceilings

Asking price of £500,000  
Leasehold

St.James Mansions Hilltop Road NW6



Third Floor

Approx Gross Internal Area 766 Sq Ft - 71.16 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
 However all measurements are approximate.  
 The floor plan is illustrative purposes only and is not to scale  
 www.tomelkphotography.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Located on this quiet turning just off West End Lane is this huge ONE-BEDROOM third floor (top) apartment set within this immaculate mansion block. With access to communal rear gardens, this bright and spacious flat offers incredible potential for a full refurbishment. Hilltop Road is just moments from West Hampstead Overground Thameslink and Jubilee Line station along with a variety of bars and cafes. **VIEW WITHOUT DELAY.**

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.