

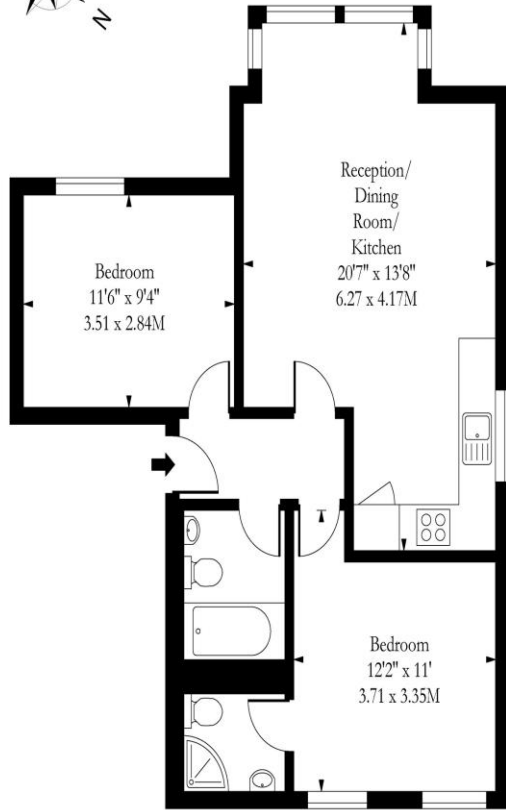
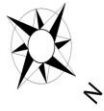


2 Bed 2 Bath
Shoot Up Hill
London NW2

- South west facing reception
- Off street parking
- Chain free
- Communal gardens

Asking price of £550,000
Long Lease

Shoot Up Hill, NW2



First Floor

Approx Gross Internal Area 600 Sq Ft - 55.74 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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Located on the first floor of this recently converted four-storey semi-detached period house is this IMMACULATE TWO-DOUBLE BEDROOM TWO BATHROOM apartment. This stunning home features HIGH CEILINGS throughout along with a fully integrated contemporary kitchen and a master bedroom with en-suite. The property also benefits from its own private off street parking space. The property is located just moments from Kilburn Jubilee line station (Jubilee) and just half a mile from West End Lane, West Hampstead.

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.