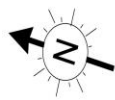




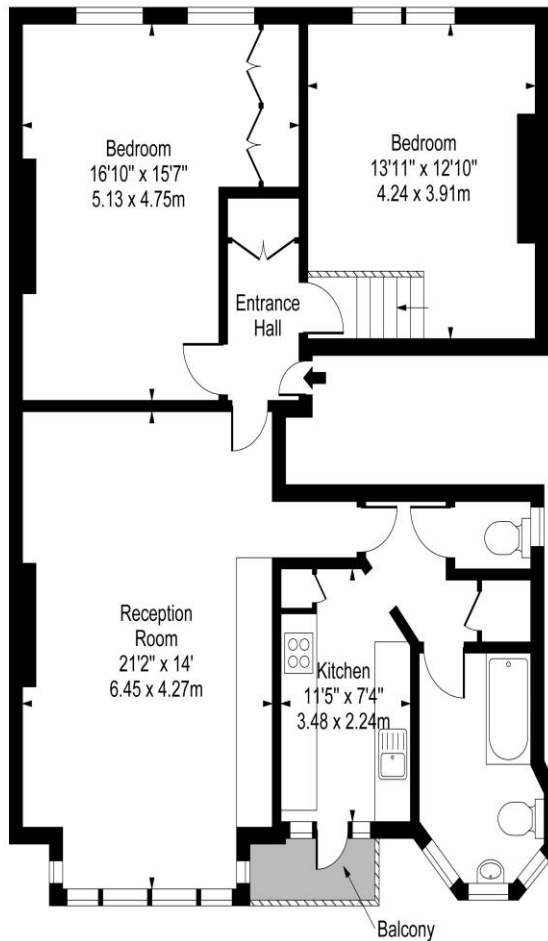
2 Bedroom Flat
Credon Hill
London NW6

- Balcony
- Two double bedrooms
- Share of Freehold
- Modern kitchen with integrated appliances

Asking price of £825,000
Share of Freehold



Crediton Hill, NW6



First Floor

Approx Gross Internal Area **960 Sq Ft - 89.18 Sq M**

For Illustration Purposes Only - Not To Scale



Located on one of West Hampstead's premier roads is this TWO DOUBLE-BEDROOM first floor split level apartment set within this imposing double fronted Victorian semi. Comprising a bright and spacious west facing reception room with bay window, separate fitted kitchen leading to a Juliette balcony, two generous double bedrooms with built-in storage, tiled bathroom and guest cloakroom. Crediton Hill is located moments from West End Lane and is therefore just moments away from West Hampstead's three train stations.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(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

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.