

CHOLMLEY GARDENS

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# Cholmley Gardens, London, NW6

## Offers In Excess Of £1,100,000



A large, lateral four bedroom top floor apartment set in this attractive & sought after red brick mansion block. Offering close to 1,500 sq ft of internal accommodation this property is perfect for someone who wants to put their own stamp on their home.

Consisting of a double reception room, principal bedroom, three further bedrooms, two bathrooms, and a separate kitchen. Additional benefits include a utility room, a private balcony, and direct access to charming communal gardens with a picnic and barbecue area, a children's playground, and tennis courts.

Cholmley Gardens is a popular established block conveniently located for the cafés, bars, and eateries West End Lane has to offer, in addition to the various transport links, including West Hampstead Underground Station (Jubilee Line) and West Hampstead Rail (Thameslink).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



## KEY FEATURES

- Four Bedroom lateral apartment
- Close to 1500 sq.ft on internal accommodation
  - Top floor (second floor)
  - Requires some updating
- West Hampstead Thameslink Station (0.4 miles) West Hampstead Station (0.5 miles)
  - Private Balcony
  - Sold Chain Free

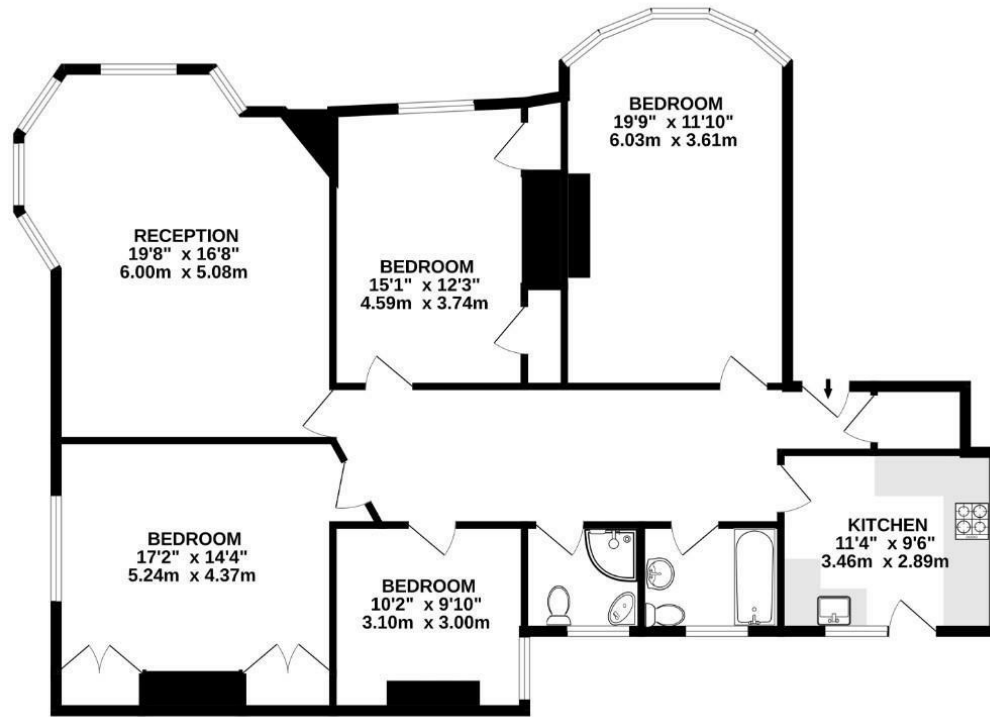






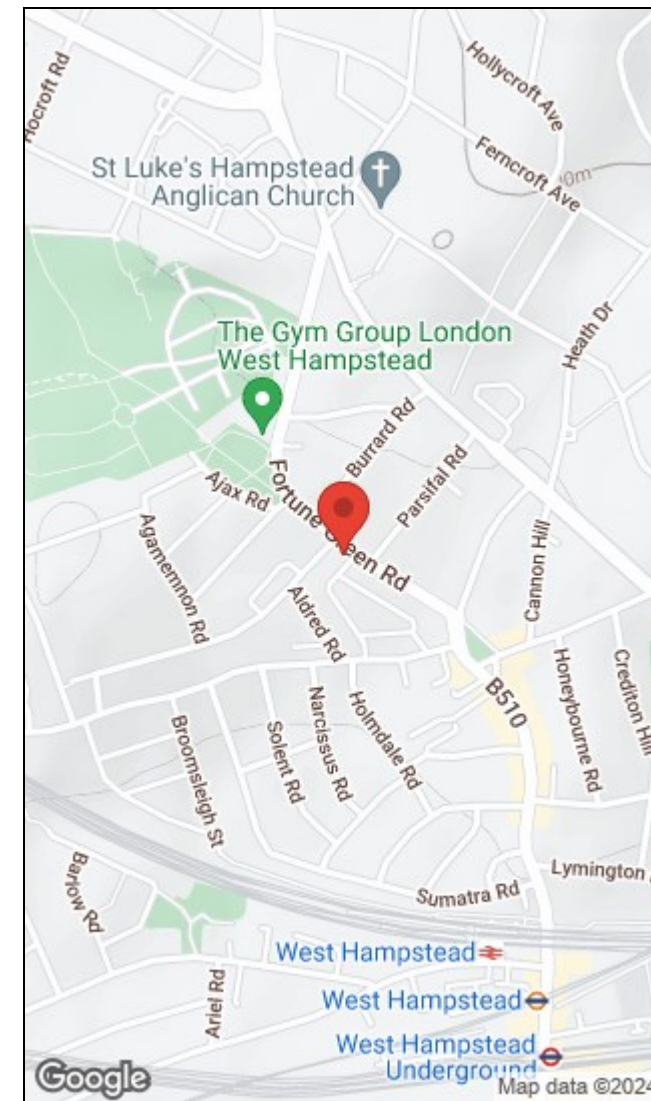


**SECOND FLOOR**  
1431 sq.ft. (132.9 sq.m.) approx.



TOTAL FLOOR AREA: 1431sq.ft. (132.9 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	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
	54		64
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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