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# Fordwych Road, London, NW2

## Offers In Excess Of £600,000



A rarely available and larger than average two bedroom garden flat set within the upper floor of a well maintained victorian building.

Stand out features include 15 ft bay fronted reception with high ceilings, 13 ft master bedroom, second bedroom with built in storage, three piece family bathroom, and eat in kitchen leading to a beautifully landscaped private south east facing garden.

Fordwych Road is a popular residential street providing easy access to to both West Hampstead and Kilburn high street,. Both high streets offers an array of restaurants, bars and general amenities. Various transport links are a short walk away which include ( Jubilee Line, London Overground and Thameslink) offering easy access across London and beyond.

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



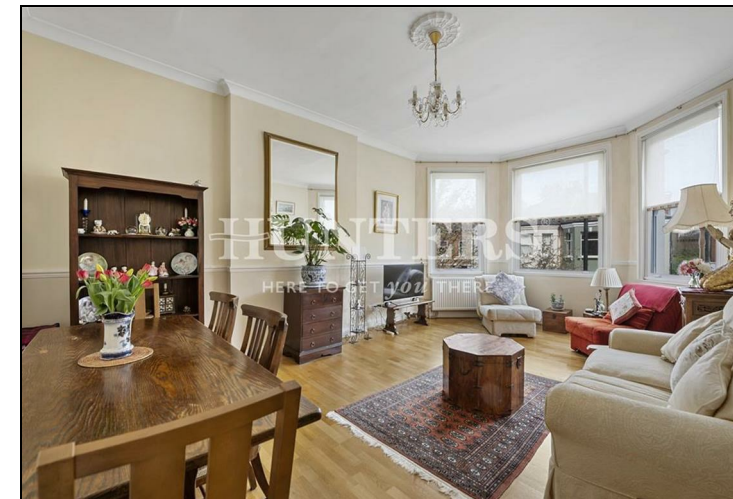
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## KEY FEATURES

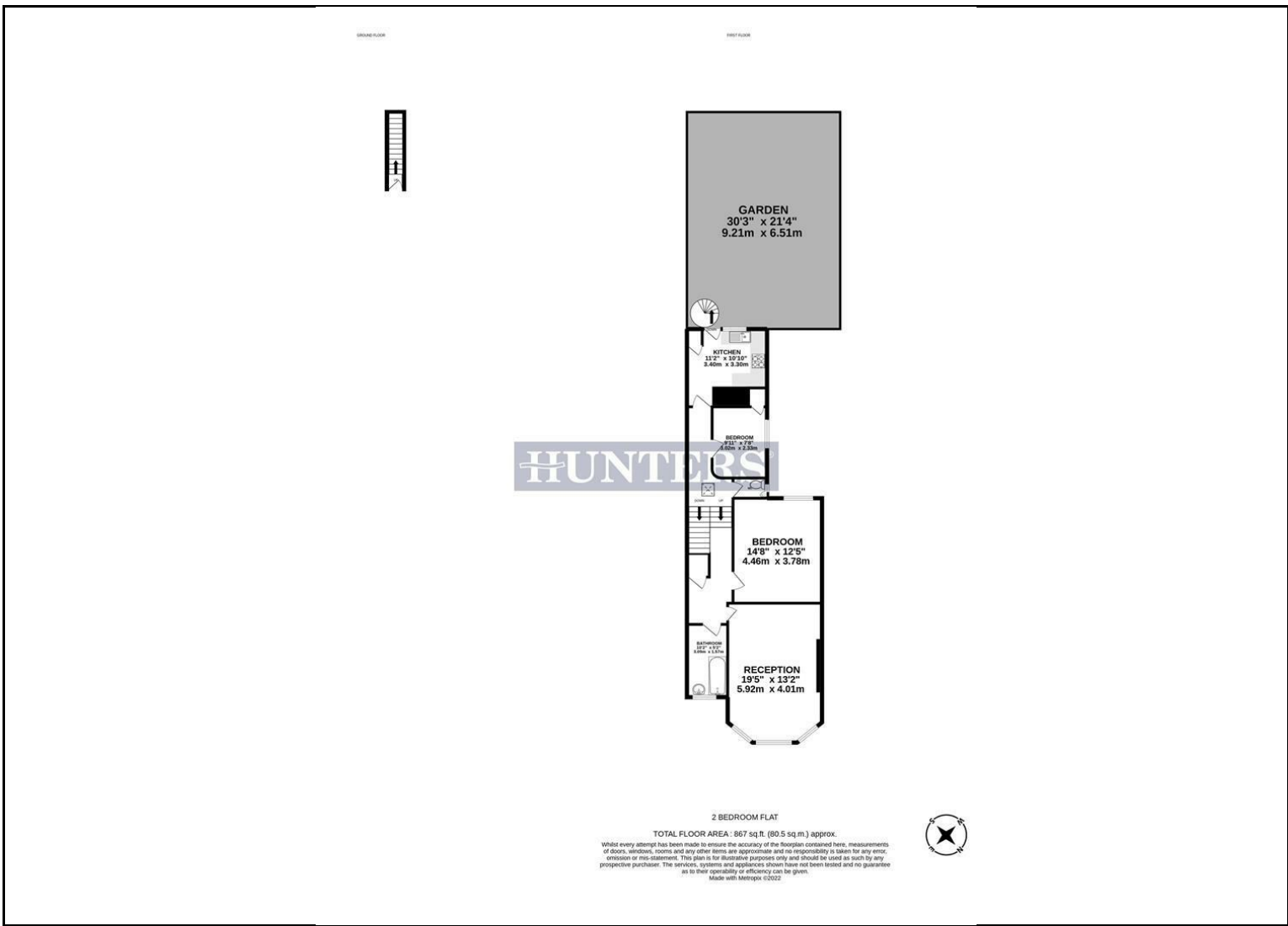
- Two bedroom apartment
- Beautiful private paved and laid garden
- Loft storage with potential to extend
  - Close to transport
    - 867 sq ft
    - High ceilings
- Cricklewood Station (0.3 miles) & Kilburn Station (Jubilee Line, 0.6 miles)











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		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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