



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Manor Park Road, London

## Offers In Excess Of £395,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A flawless apartment boasting engineered timber flooring, double glazing throughout and a fully fitted kitchen across under 641 sq ft of living space. Park House delivers extraordinary levels of affordable luxury living in a Central London area.

Cleverly designed and thoughtfully laid out with an elegant open plan kitchen living area with bay windows, two well-proportioned double bedrooms (both with built in wardrobes) and two stunning modern bathrooms with one being an en-suite.

Residents also benefit from a communal common room in the premises that is an annex to the stunning communal garden, great for entertaining family and friends. The common room can also be used as a shared work space.

Building is pet friendly, please enquire for more information about incentives.

Manor Park Road is ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park and Wormwood Scrubs only a short distance away. The nearest stations are Harlesden and Willesden Junction (Bakerloo line / Overground - zone 2).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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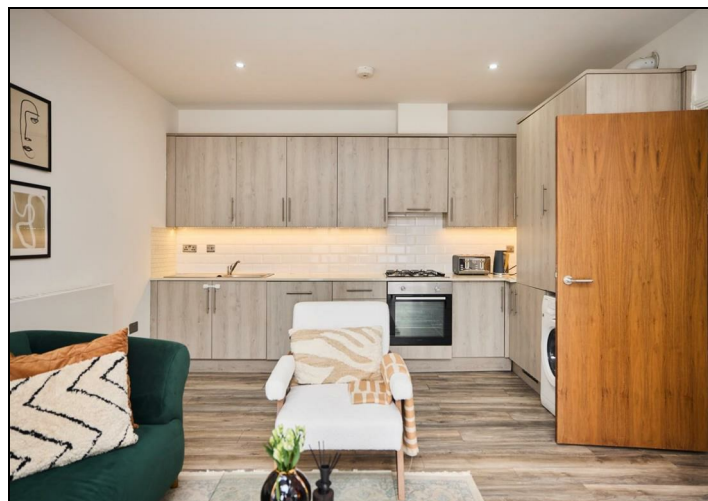


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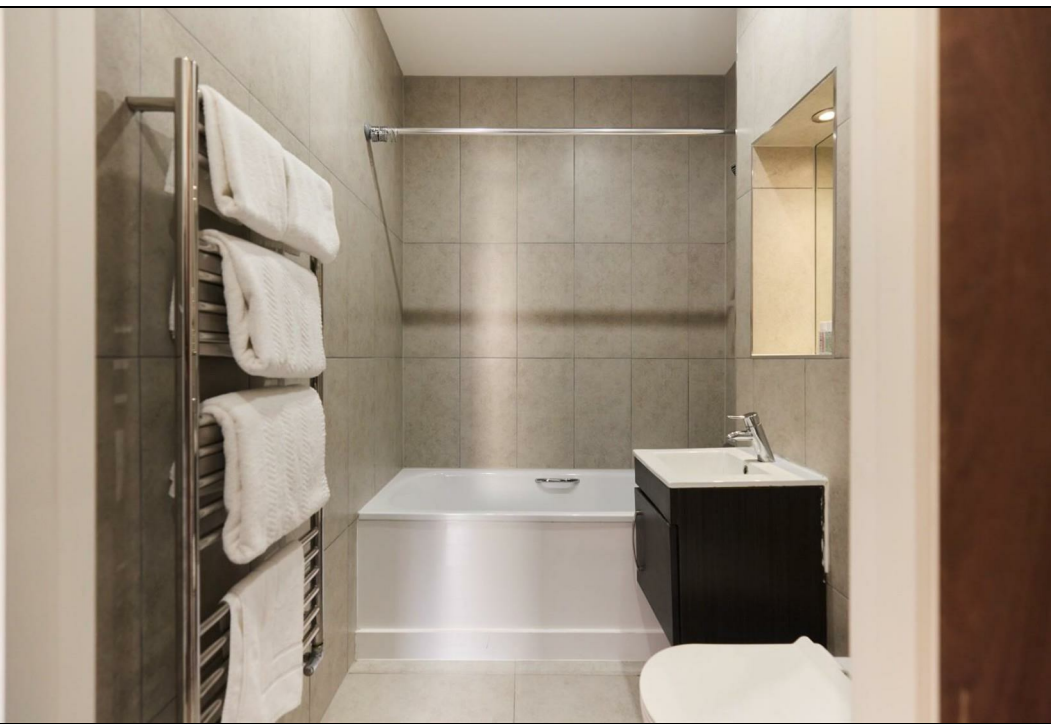


## KEY FEATURES

- High Spec Apartment
- Two double bedrooms, two bathrooms  
(one en-suite)
- Two bathrooms (one en-suite)
- Close to shops and transport links
  - Secure block
  - 999 year lease
  - Sold Chain Free

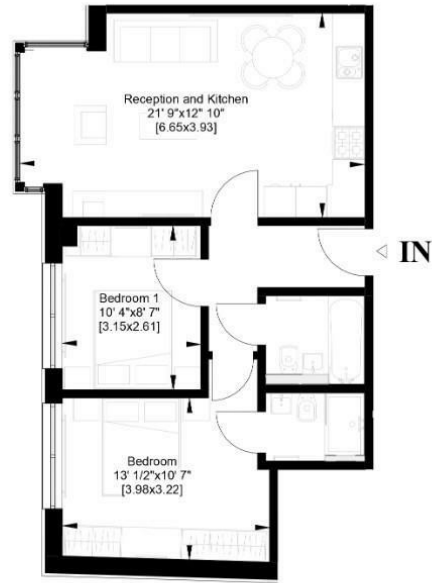






# FLAT 3 PARK HOUSE

GROSS INTERNAL AREA - 59.57 sqm 641.20 sq ft



Note: All areas are measured to the RICS Code of Measuring Practice 6th Edition



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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