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# Downtown House, Westbere Road, NW2

Price £1,500,000

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Welcome to Downton House, Westbere Road, an exceptional architectural new build, Three/four bedroom semi detached house offering a unique synergy of volume and natural light, situated within West Hampstead.

Energy efficient, boasting fabulous contemporary designs and excellent build quality. Having been meticulously designed to complement both sophisticated entertaining and modern family living. Features include a bespoke Lark and Larks kitchen, granite worktops, toughened glass, underfloor heating to the kitchen, living room and bathrooms, mechanical ventilation heat recovery system, tv recesses and bio ethanol fireplaces, air conditioning throughout, walk on skylights, advanced security features as standard, including circuit breakers, fire and smoke alarms.

The house offers both informal and formal entertaining space with a large reception room covering the ground floor and the main living area in the lower ground floor comprising a large open plan kitchen, dining and family area with access onto the patio area.

The average new home is up to four times more energy efficient than a traditional second hand home. Excellent insulation and the latest energy saving devices, resulting in lower running costs compared to a traditional home with a more eco-friendly way of living.

Conveniently built close to shops, of Mill Lane, West End Lane and Kilburn High Road, multiple public transport routes in and out of London, nearest railway station is at West Hampstead, less than a mile away. There are a number of well regarded schools located close to the property. There is no upward chain to consider on this property and comes with a ten year warranty.

Selling a property? Ask us about our free valuation service and Hunters Exclusive package.

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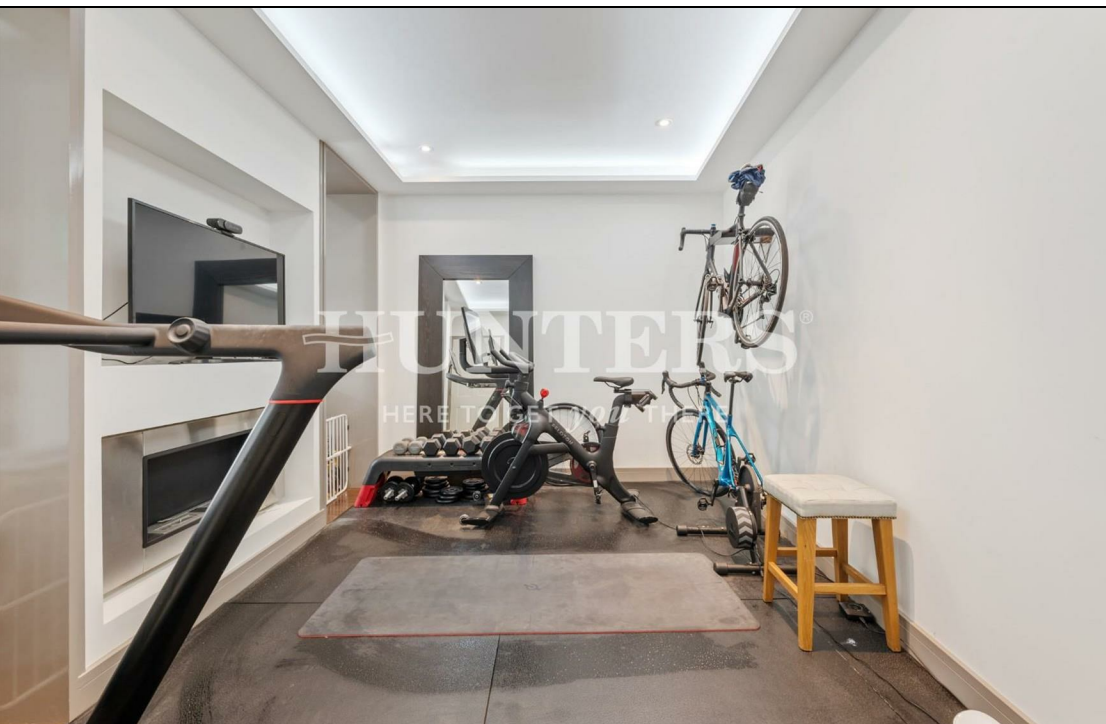
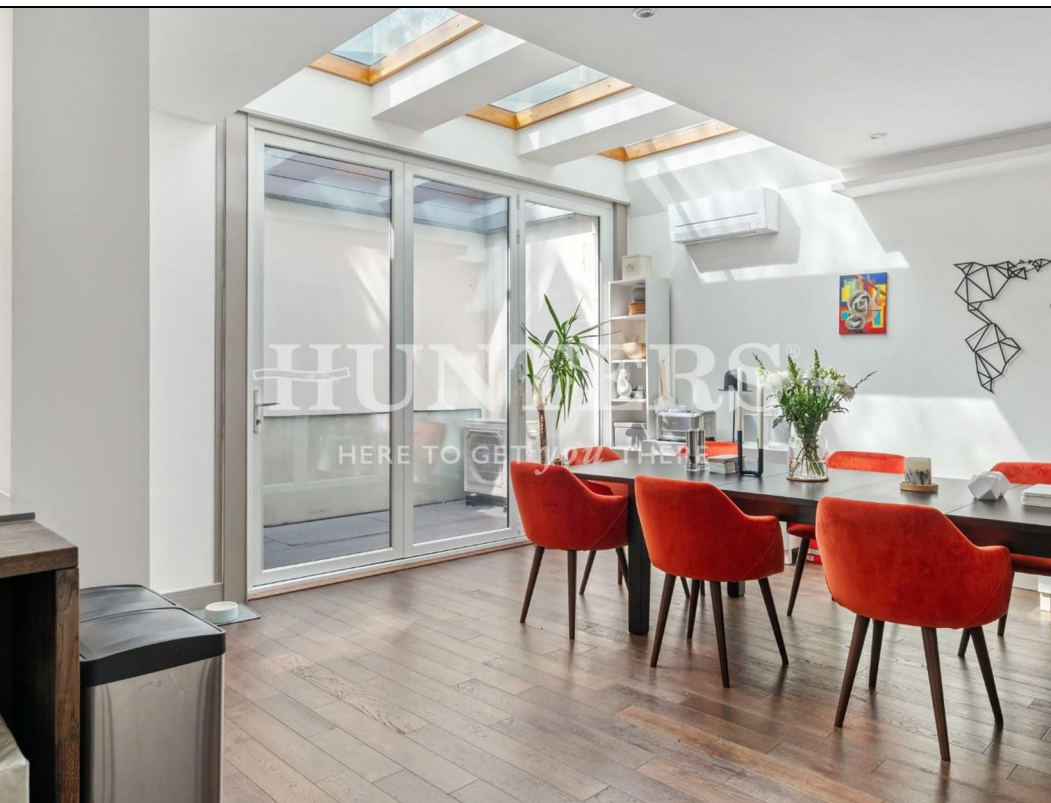


## KEY FEATURES

- Three/Four bedroom new build Townhouse
  - Located on a sought after turning
- 1772 sq.ft (165 sq.m) of living space set over three levels
- Access to Kilburn Station, Brondesbury Station & West Hampstead Thameslink Station









LOWER GROUND FLOOR

GROUND FLOOR

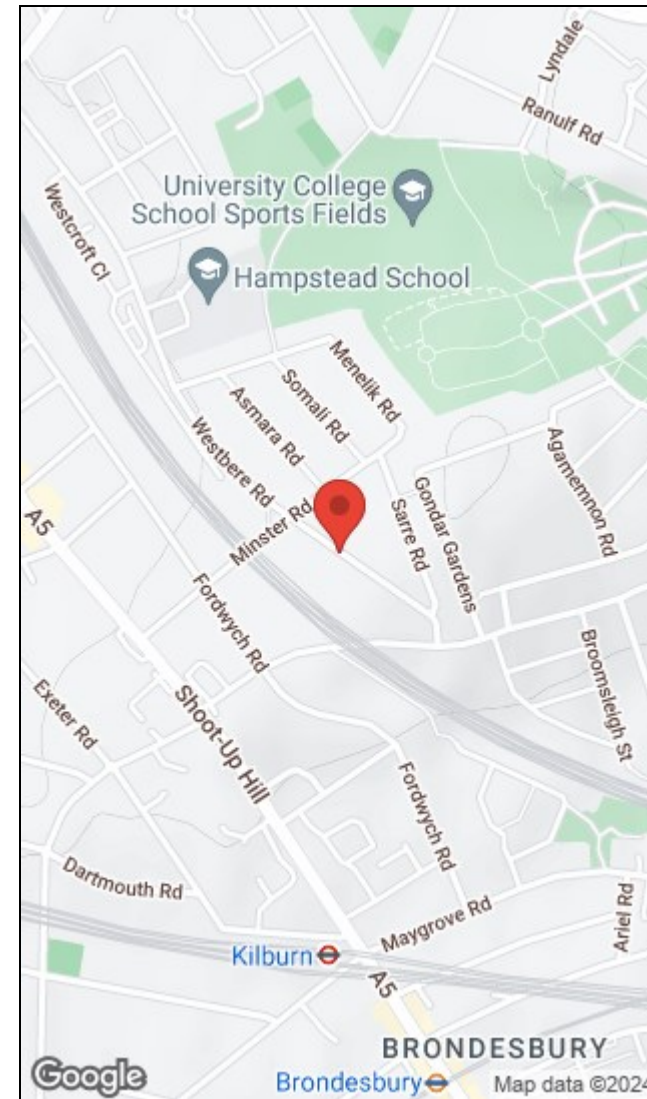


TOTAL APPROX. FLOOR AREA 1772 SQ.FT. (164.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR



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

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

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