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HERE TO GET *you* THERE



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# Third Avenue, London

## Offers In Excess Of £700,000

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

Located within the prestigious Westminster council area, this top-floor two-bedroom apartment is a true gem within a contemporary development.

As you step into this sought-after residence, you'll be greeted by a well-designed layout that seamlessly combines functionality with style. Consisting of an 18ft open plan reception room leading to a large private balcony & further offering two spacious bedrooms, one of which offers an ensuite bathroom. The interiors boast a harmonious blend of modern finishes and neutral tones, creating an inviting and comfortable atmosphere throughout.

The private roof terrace provides panoramic views of the surrounding area. Perfect for entertaining guests, enjoying a morning coffee, or simply basking in the tranquillity of your own outdoor haven.

Security is a top priority within this development, with a secure block ensuring peace of mind for residents.

The well-connected transport links further enhance the appeal of this prime location, making it effortless to explore the rich cultural tapestry of Westminster and beyond.

Don't miss the opportunity to call this modern, two-bedroom top-floor apartment with a private roof terrace your home. Call 020 7431 4777 now to arrange an immediate viewing.

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



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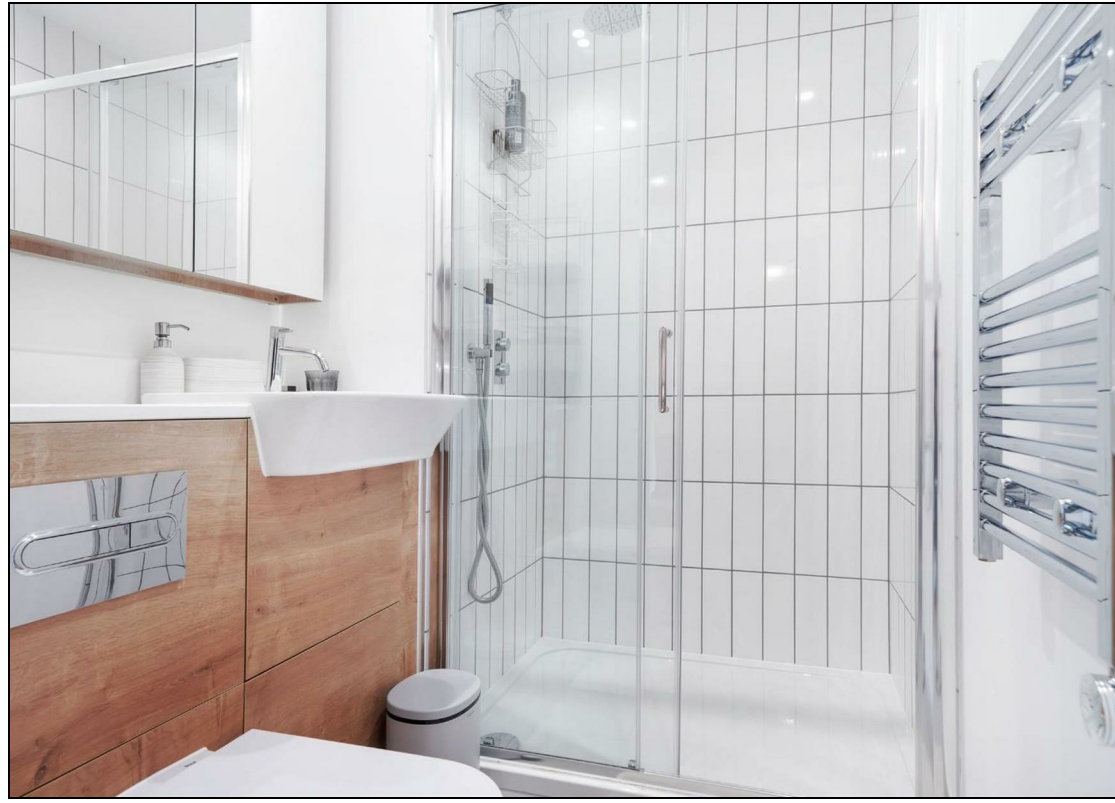


## KEY FEATURES

- Two double bedroom, two bathroom apartment
  - Immaculate condition
  - Modern fully integrated kitchen
- Contemporary bathroom suites; en suite to Principal Bedroom
- Large 18ft open plan reception with private balcony
  - Long lease (246 years remaining)
  - Sold chain free
  - Within Westminster Council





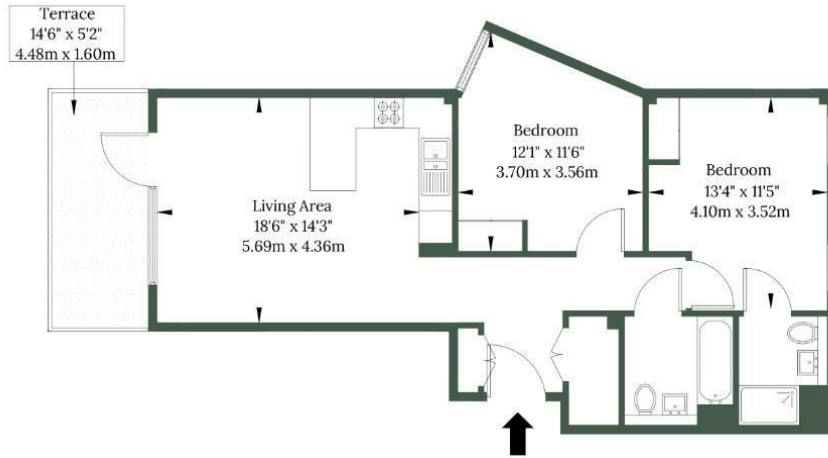
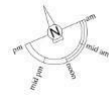


# Third Avenue, W10 4BL

Approx Gross Internal Area = 71.2 sq m / 766 sq ft

Terrace = 7.1 sq m / 76 sq ft

Total = 78.3 sq m / 842 sq ft

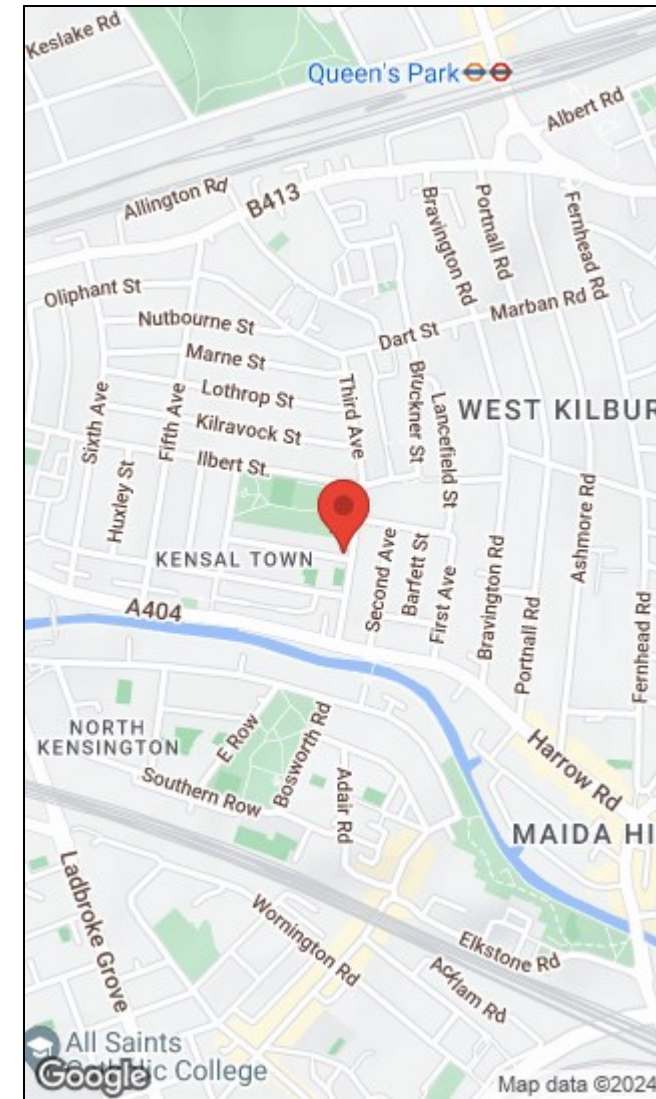


Second Floor



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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