



HUNTERS®
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Messina Avenue, London

Asking Price £625,000

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A beautifully presented two double bedroom ground floor apartment converted from a terraced bay fronted period property. Consisting of 16ft reception room with bay window and feature fire place, two double bedrooms a separate kitchen and family bathroom. Further there is direct access to a private south easterly facing garden. The property also benefits from a cellar and a Share of Freehold.

Messina Avenue is a peaceful residential road. This property is ideally located for Kilburn High Road and West End Lane's many restaurants, pubs, shops with West Hampstead (Jubilee, Overground & Thameslink), Brondesbury (Overground) and Kilburn (Jubilee) stations at its doorsteps along many bus options. The green open space of Kilburn Grange Park is also within a short walking distance. There is a vast selection of private and state schools located in the local areas of nearby as well.

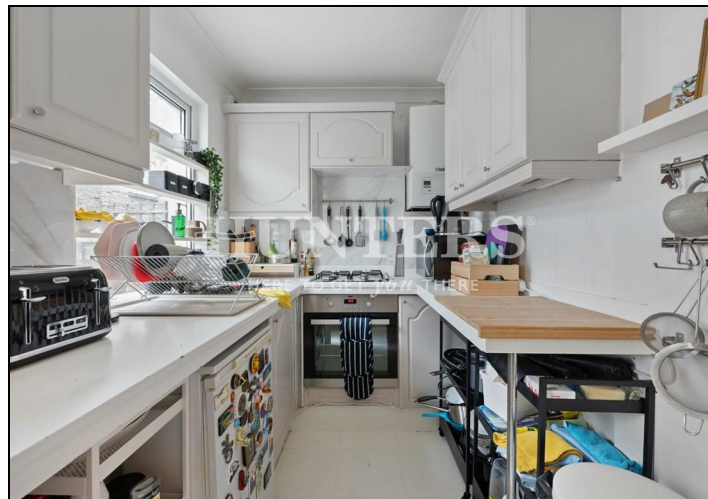
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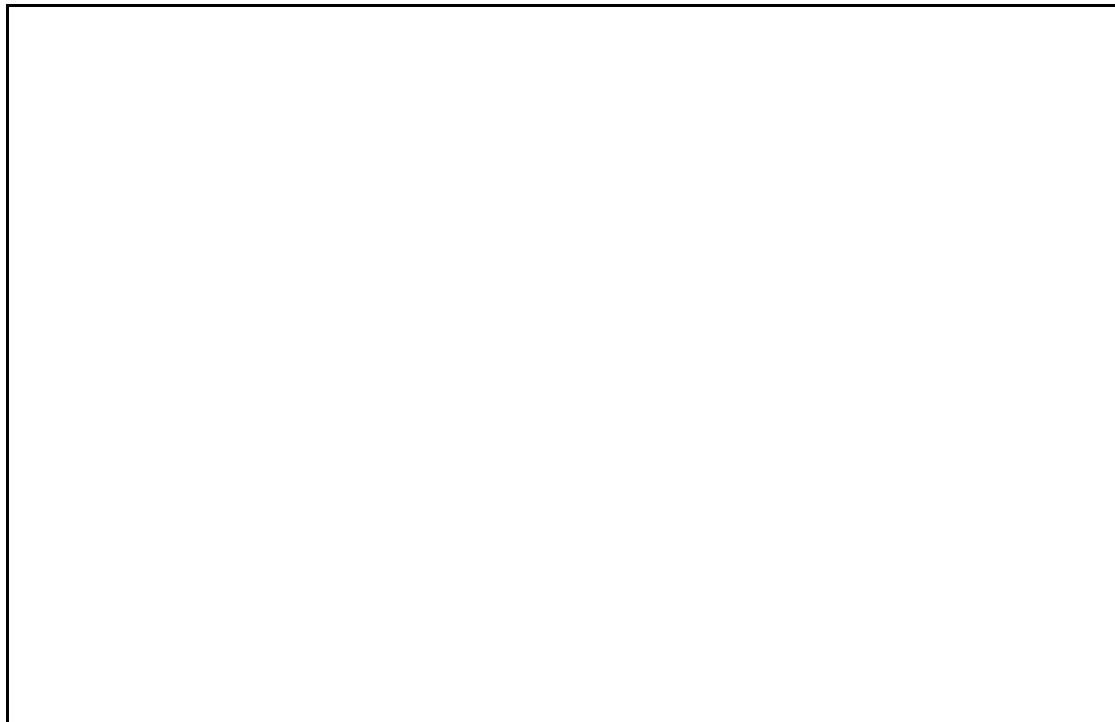


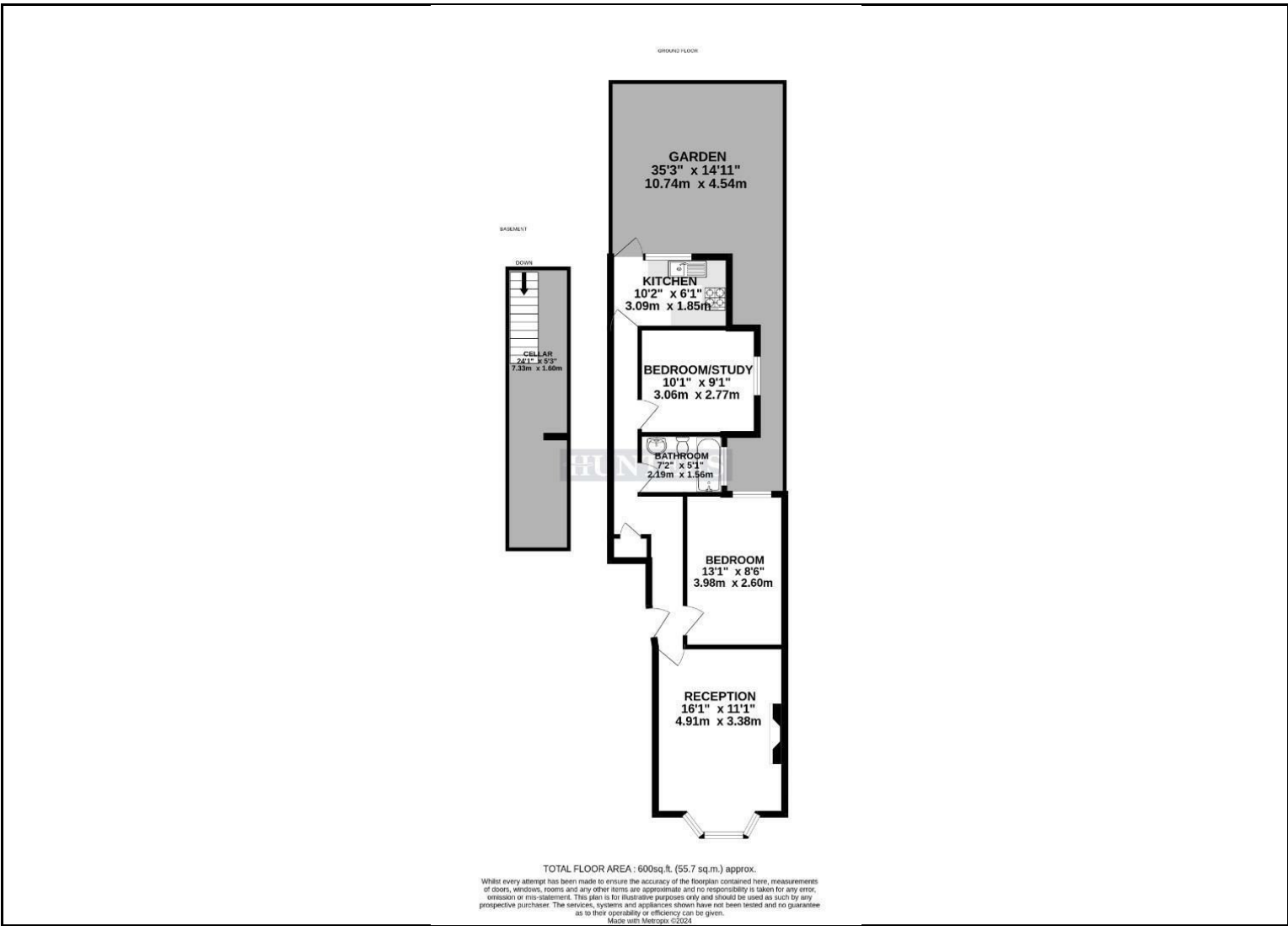
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KEY FEATURES

- Two double bedroom, ground floor garden flat
- Converted from period building
 - Share of Freehold
 - Large reception
 - Cellar
- Access to Brondesbury Station West
Hampstead Station & Kilburn High Road
Station
- Close proximity to West End Lane
amenities







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

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