

HUNTERS

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# Waterloo Road, London, NW2

## Price £425,000



Hunters West Hampstead are delighted to offer this two double bedroom, two bathroom ground floor apartment, spanning some 766 sq ft and forming part of a development of 11 recently constructed apartments.

Consisting of a large open plan reception with a modern and fully integrated kitchen. Further, there are two double bedrooms, one of which offers an en suite, a contemporary family bathroom and an outdoor area.

Neasden and Dollis Hill Stations (Jubilee Line) are approximately a mile away and the new Brent Cross West Station within 0.6 miles, with train times of 12 mins into St Pancras International.

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



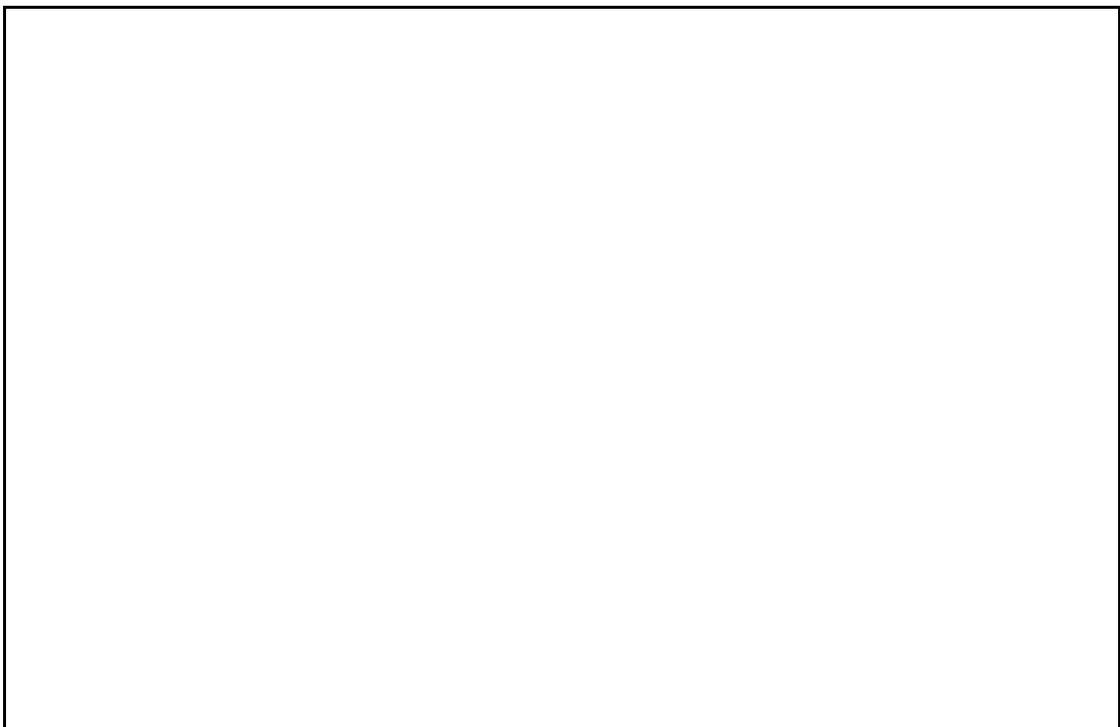
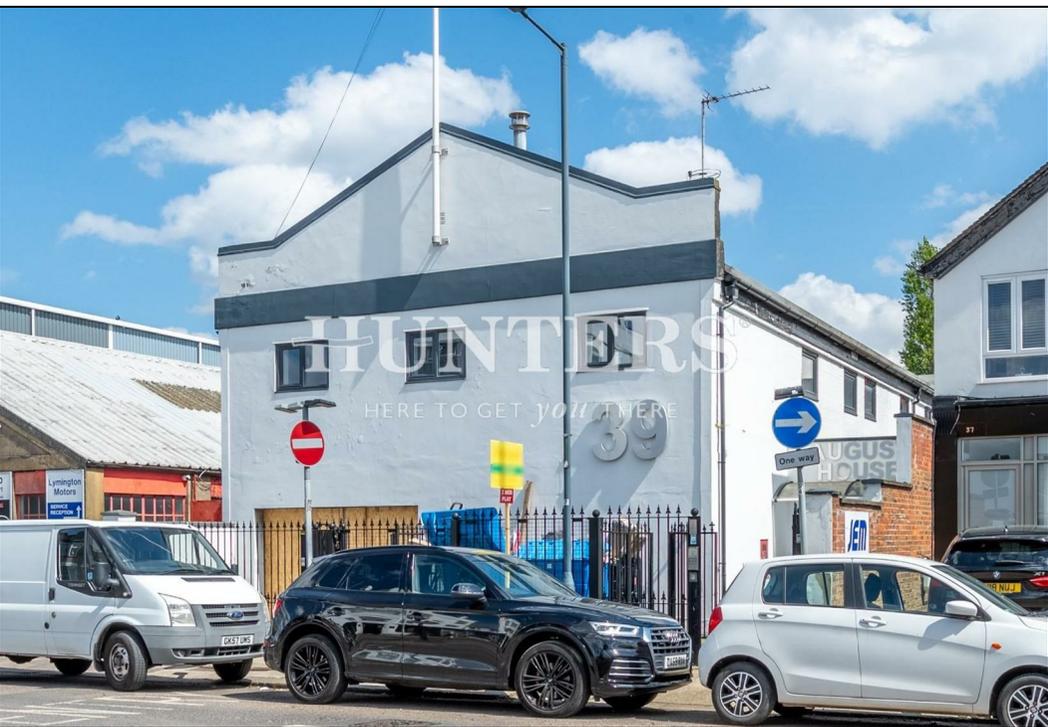
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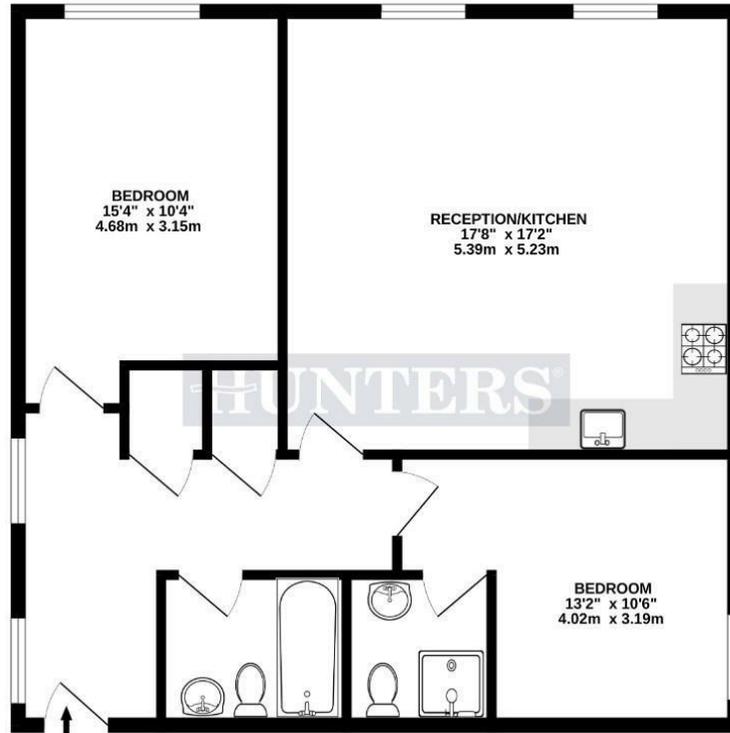
## KEY FEATURES

- Stunning two double bedroom, two bathroom apartment
  - 766 sq.ft of internal accommodation
    - En suite to primary bedroom
      - Off Street Parking
- Access to Neasden and Dollis Hill Stations (Jubilee Line)
  - Sold Chain Free with New 125 year lease
- 0.6 miles to Brent Cross West station (12 mins to Kings Cross International)
  - Service charge is £1,500 p.a
  - Parking is a first come, first served basis

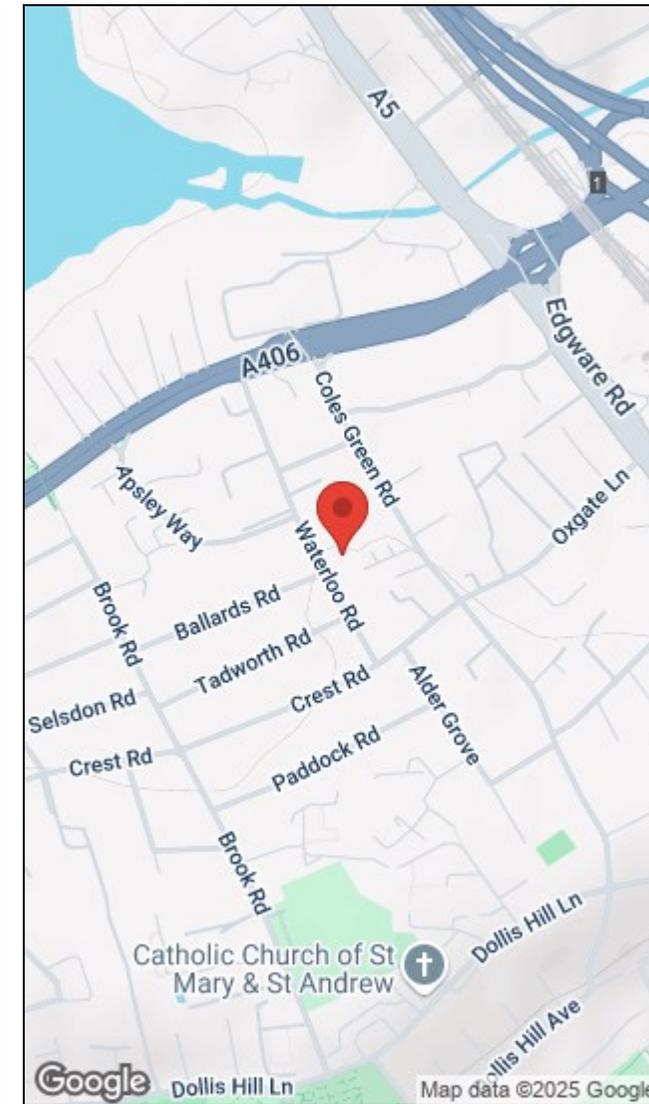




FIRST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 812sq.ft. (75.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | 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>                            | 63      | 63   | (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 |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                        |   |
| England & Wales                             |         | England & Wales                                |   |

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