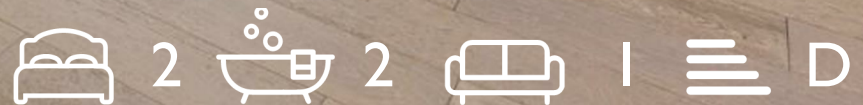


HUNTERS®

HERE TO GET *you* THERE



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Waterloo Road, London, NW2

Price £400,000



Hunters West Hampstead are delighted to offer this two double bedroom, two bathroom ground floor apartment, spanning some 766 sq ft, representing fantastic value for money and an ideal first time purchase.

Consisting of a large 32ft open plan reception room with a modern and fully integrated kitchen. Further, there are two double bedrooms, one of which offers an ensuite, a contemporary family bathroom. Sold chain free and with a newly created 125 year lease.

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

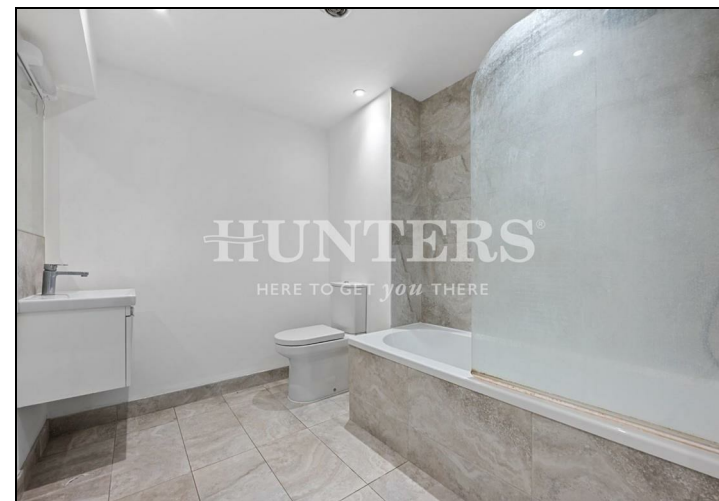
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



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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



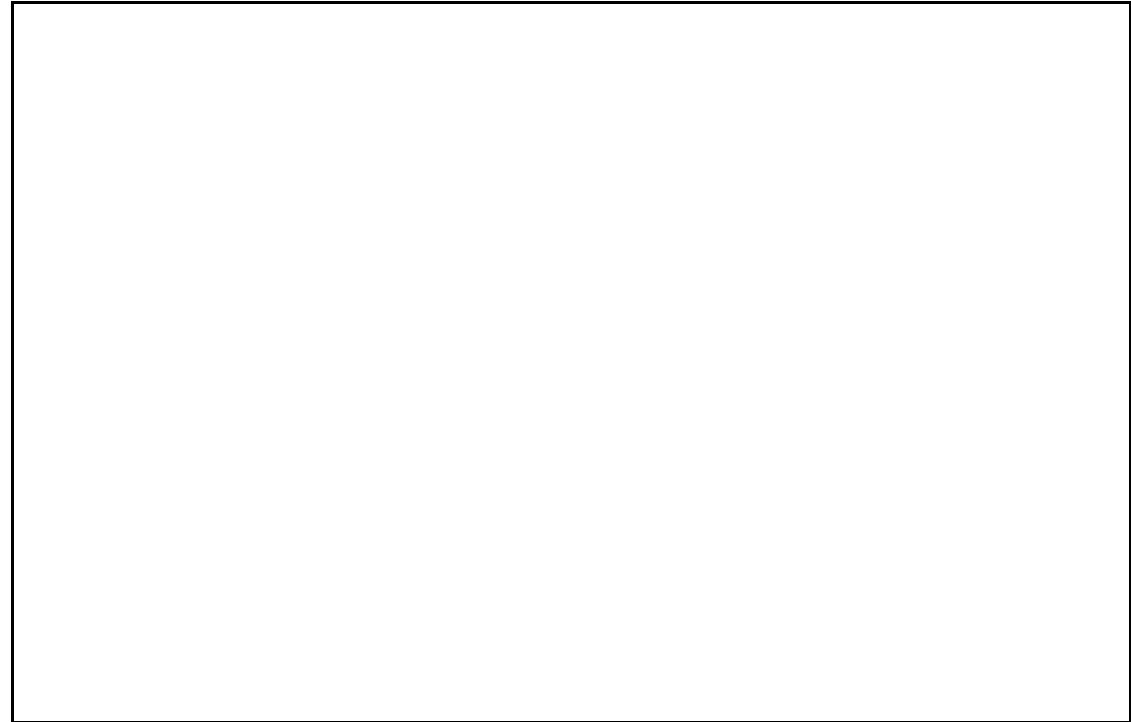
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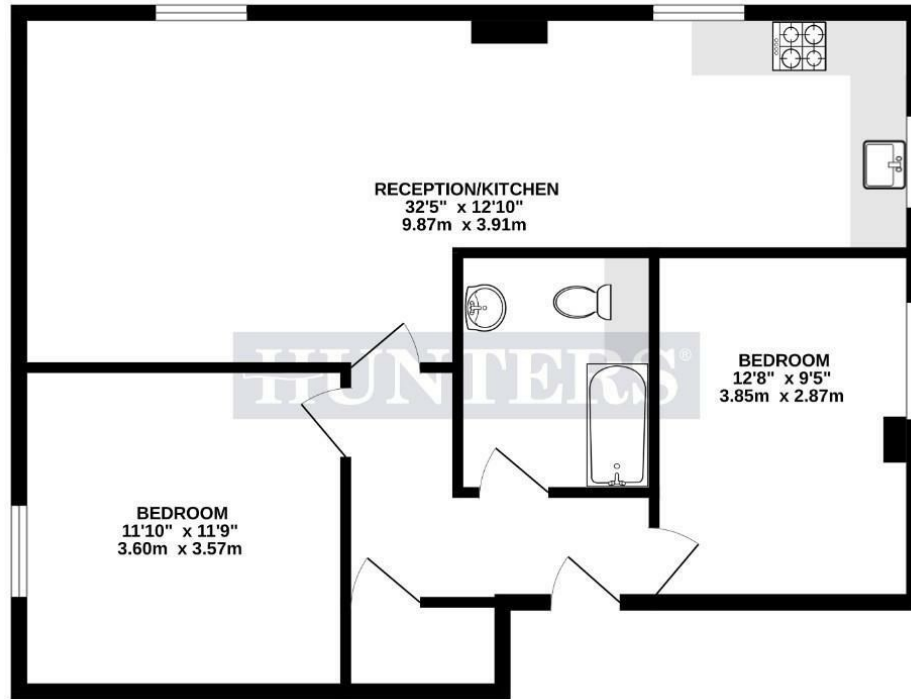


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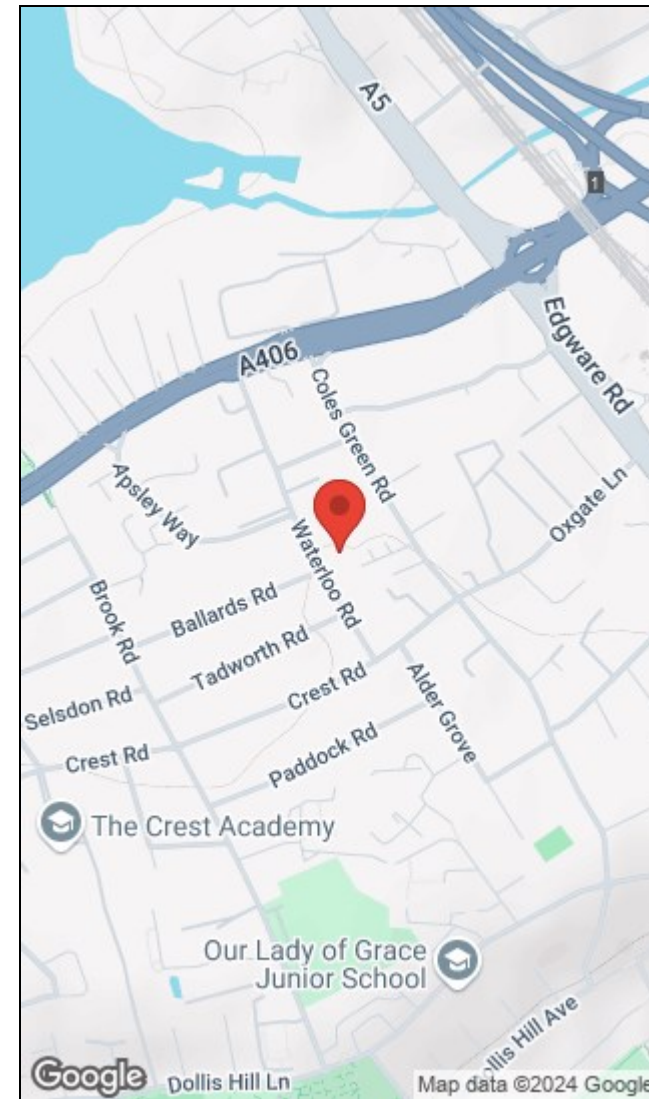
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GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 780sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	63	63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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