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Ivy Road, London

Price £650,000

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This stunning two bedroom ground floor apartment is converted from a well presented bay fronted period property and located on a sought after road in NW2. Consisting of two double bedrooms with the primary bedroom benefitting from built in wardrobes, a period feature fireplace and a modern en suite bathroom. Further, there is a large open plan kitchen/reception room with bi-fold doors leading to a private garden to the rear. This gorgeous conversion flat offers close to 800 sq.ft. of internal accommodation and is a must see. Call us now to arrange a viewing on 020 7431 4777.

Ivy Road is moments from Gladstone Park's green open space, with its café, tennis courts, and playgrounds. Finchley Road is nearby for links to Hampstead.

Cricklewood Station is a few minutes walk and runs regular Thameslink services to London St Pancras International (three stops) and Farringdon (four stops) for fast Crossrail connections to Heathrow and Bond Street. Willesden Green Underground station is around a mile away for Jubilee Line services into the West End.

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



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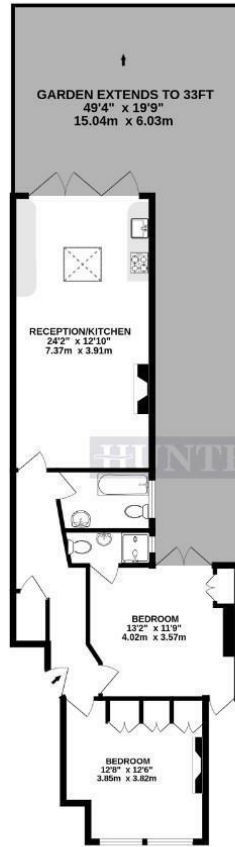
KEY FEATURES

- Beautiful Two double bedroom apartment
- Converted from the ground floor of a bay fronted period property.
 - Two bathrooms, one en suite
- Light and open plan reception and kitchen.
 - Private Garden
- Access to Cricklewood Thameslink and Willesden Green Underground.



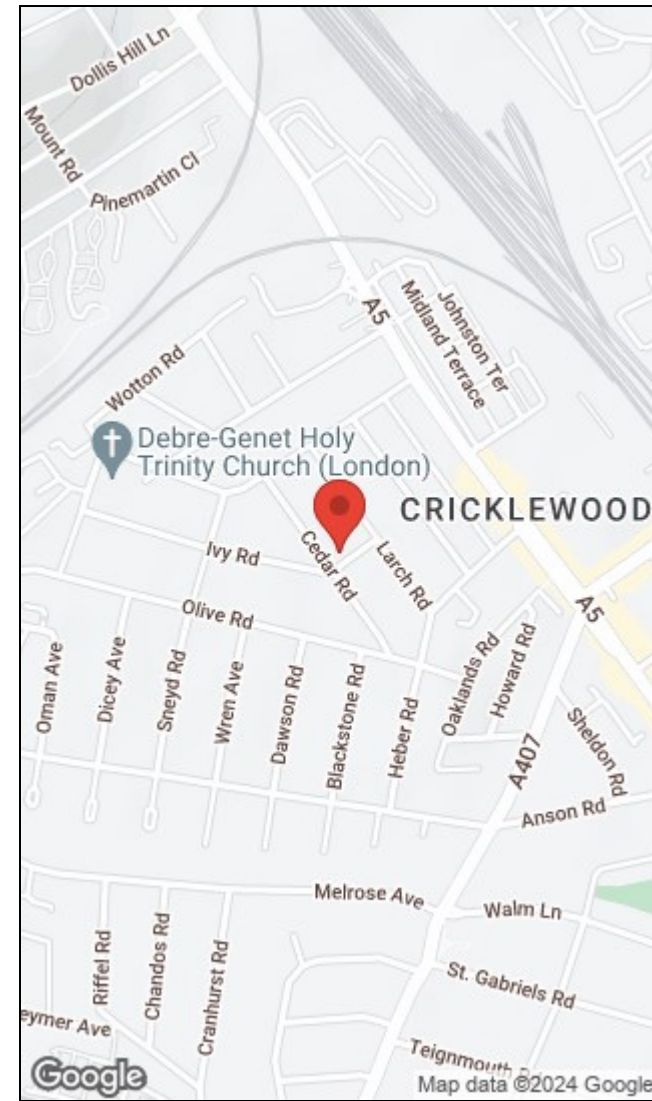


GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788sq.ft. (73.2 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.
Made with Metropix CO224



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		30	70
England & Wales		EU Directive 2002/91/EC	

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

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