



HUNTERS
HERE TO GET you THERE

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Cavendish Road, London

£1,000,000

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A magnificent, unique and grand two bedroom, two bathroom apartment with off street parking. Converted from the entire upper ground floor of an imposing double fronted building. Comprising of a large bay fronted living area leading to a kitchen/diner with stairs up to a private terrace with stunning views. Further, there are two double bedrooms, one of which has a large en suite and walk in wardrobe. There is also a separate family bathroom. High ceilings, grand bay windows and period features are all some of the benefits with this rarely available apartment. Early viewings are highly recommended.

Situated in a sought-after area, this flat provides easy access to all the amenities of West Hampstead and Queens Park, including the shops and restaurants of West End Lane and Salusbury Road, Queen's Park and Tiverton Green open spaces. Local transport links are within a few mins walk and include the Jubilee line (Kilburn station), Brondesbury Overground and West Hampstead Thameslink, ideal for central London, the City and Canary Wharf.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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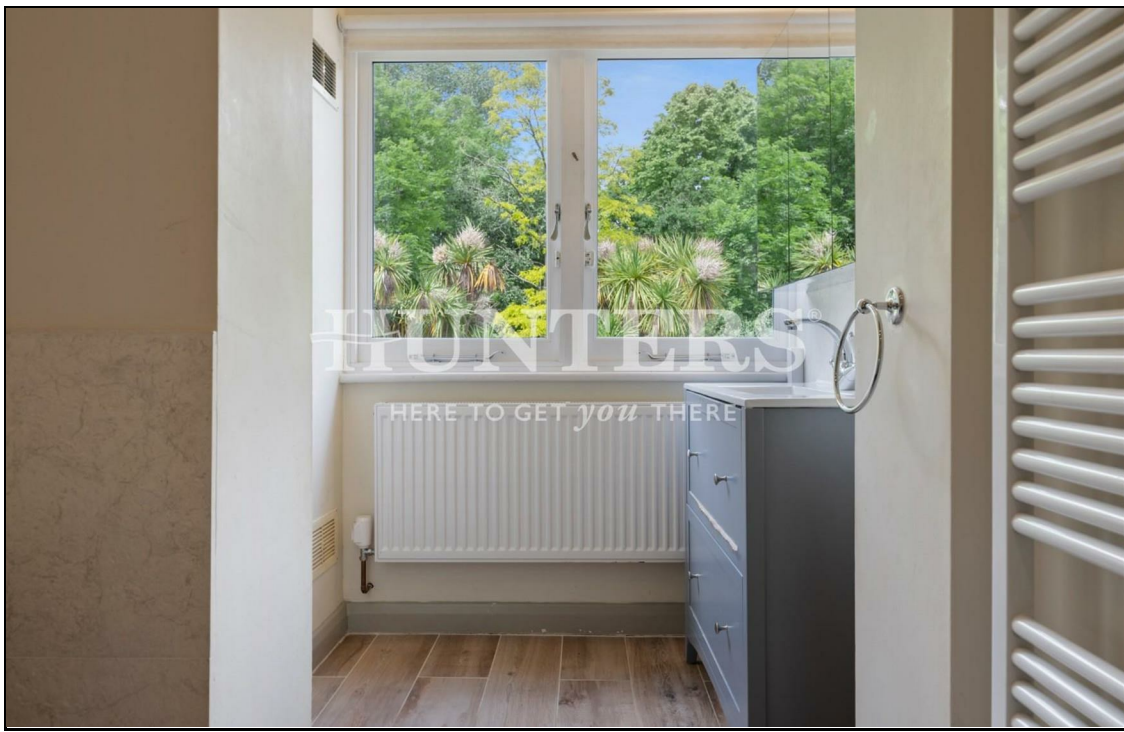


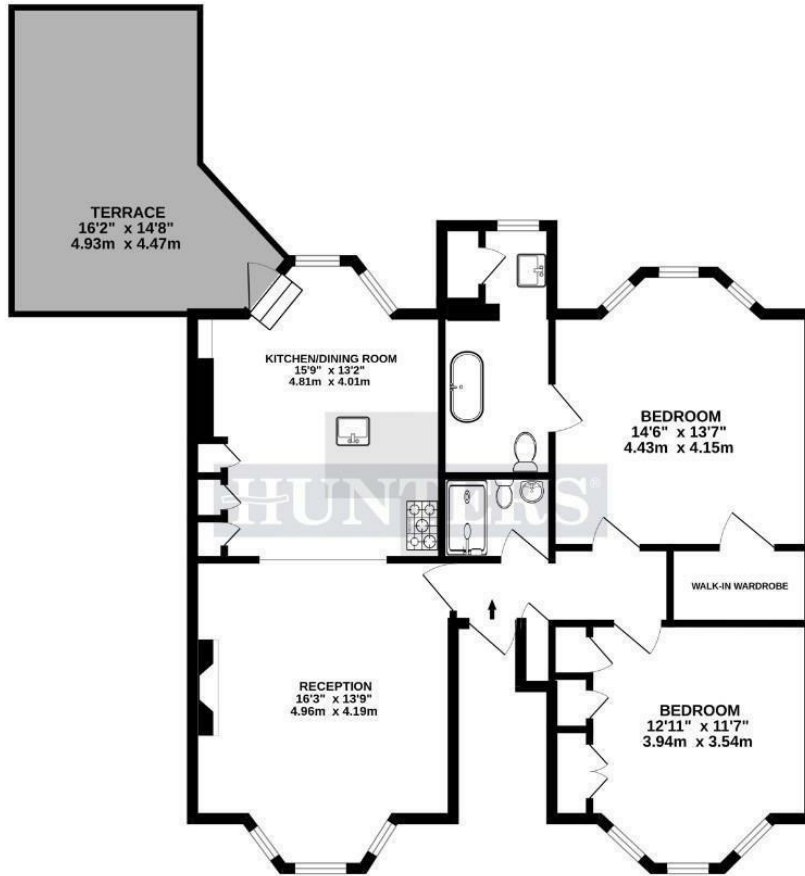
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KEY FEATURES

- Two double bedroom, two bathroom apartment
- Converted from an imposing double fronted building
- High ceilings and substantial sized rooms
 - 1244 sq.ft of living space
- Large, private terrace with views over conservation area
- Close proximity to Jubilee line and West Hampstead Thameslink
 - Short walk to Queen's Park







TOTAL FLOOR AREA: 1244 SQ.FT INCLUDING TERRACE APPROX. | 1007 SQ.FT INTL SPACE

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

	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		
	70	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
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