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# Sherriff Road, London

## Offers In Excess Of £450,000



Please contact Ellie to book your place in the forthcoming Open Day.

Hunters are delighted to present this beautiful 1-bedroom apartment in the heart of West Hampstead. The property spans over 470 square foot of living space, with unique features and modern touches throughout.

Stepping through the entrance hallway, the living room is naturally lit with its high ceilings and bay windows. The spacious separate kitchen is fitted with appliances and plentiful storage. The king size bedroom has views of the neighbouring gardens, complete with a full 3-piece bathroom en-suite. This property also benefits from a separate WC.

Sherriff Road is in the centre of West Hampstead, a highly sought after neighbourhood, within walking distance to the high street and transport links.

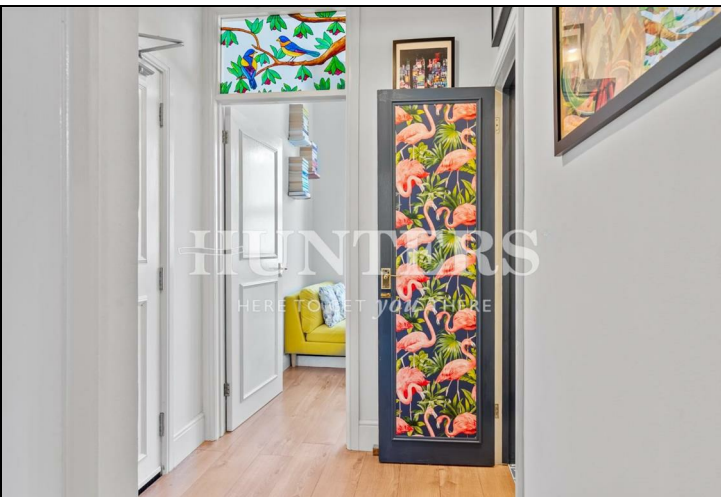
ThamesLink, Jubilee Line or Overground can provide access to the city within 15 minutes.

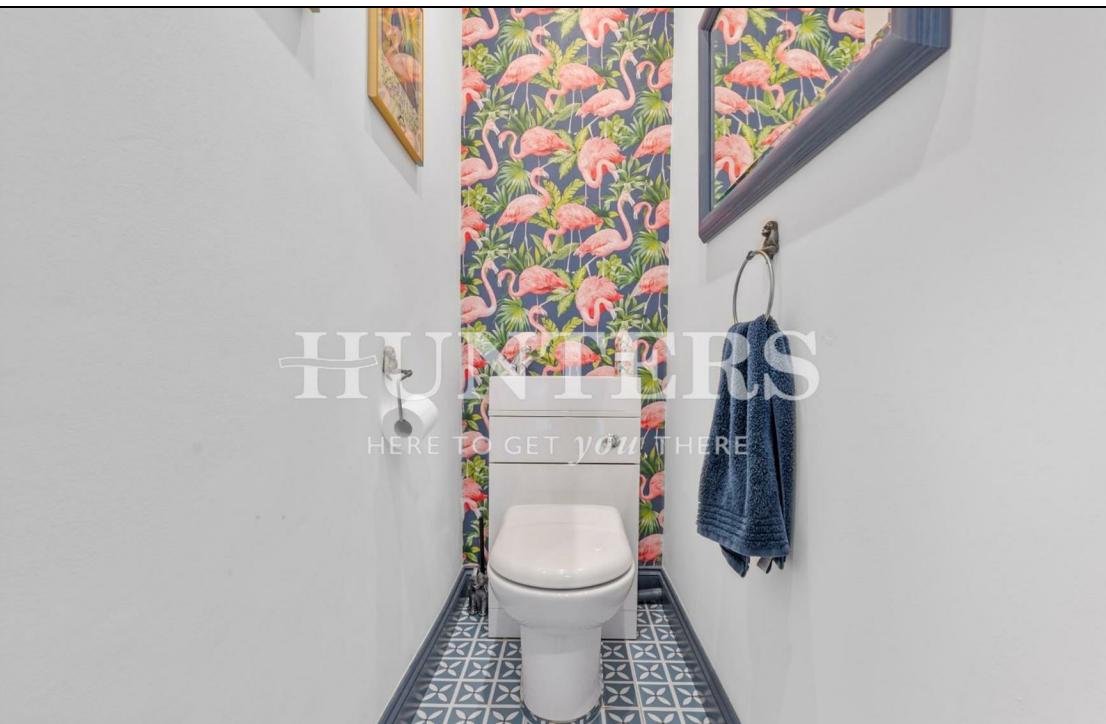
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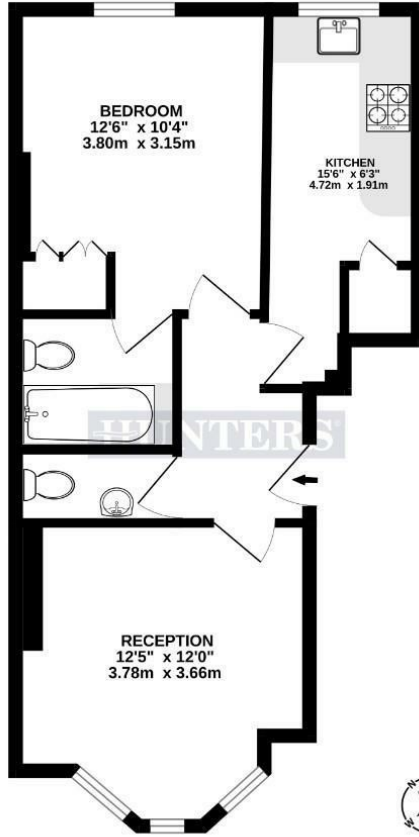
## KEY FEATURES

- 470 sqft
- Separate kitchen
- Stained glass features
- Local transport links
- 1 bathroom and 1 WC
  - High ceilings
  - Wooden flooring
  - Sold chain free



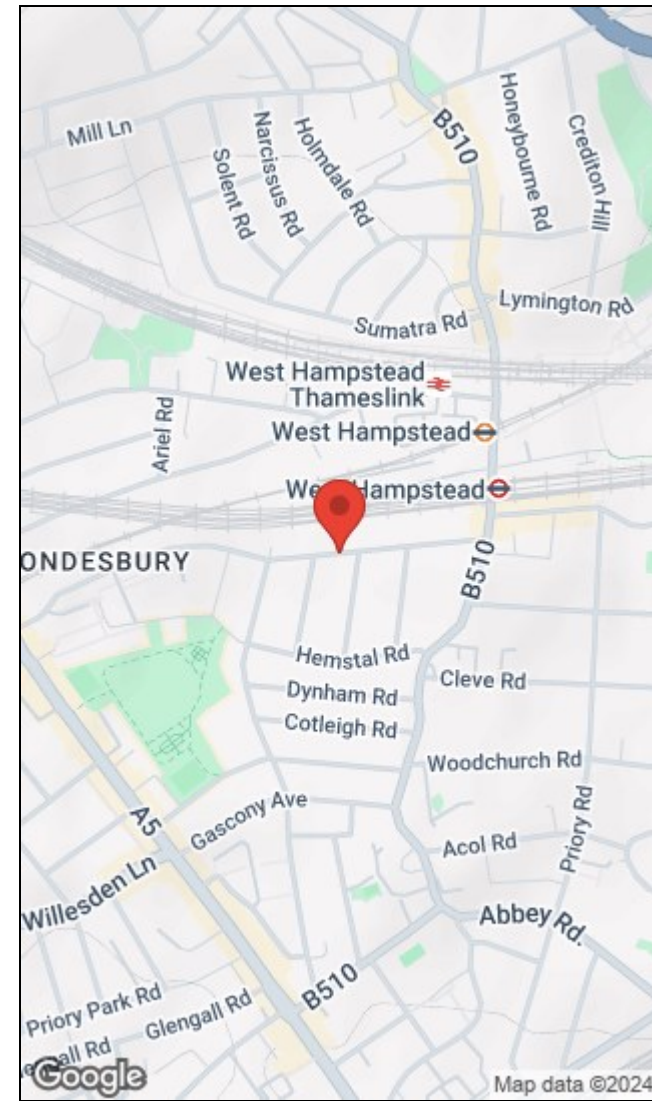


RAISED GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470sq.ft. (43.7 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	79
EU Directive 2002/91/EC	
England & Wales	

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

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