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HERE TO GET *you* THERE



Carlingford Road, London

Asking Price £900,000

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**** Cash Buyers Only **** - Located in the coveted Carlingford Road, this two/three bedroom apartment has been converted from the second and third floor of a period building and requires complete updating. The second floor consists of a large reception and kitchen, a double bedroom and a bathroom. The third floor offers two large bedrooms (one of which currently has a kitchen).

The property requires separation from the ground floor residence (not being sold) and thus is only available to buyers with cash funds available.

Set on a quiet residential street, in Hampstead Village, Carlingford Road is within close proximity of the shops, restaurants and cafés of Hampstead High Street as well as Hampstead Underground Station (Northern Line). The open space of Hampstead Heath is within close proximity along with Hampstead Overground Station giving you exceptional transport links across London.

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

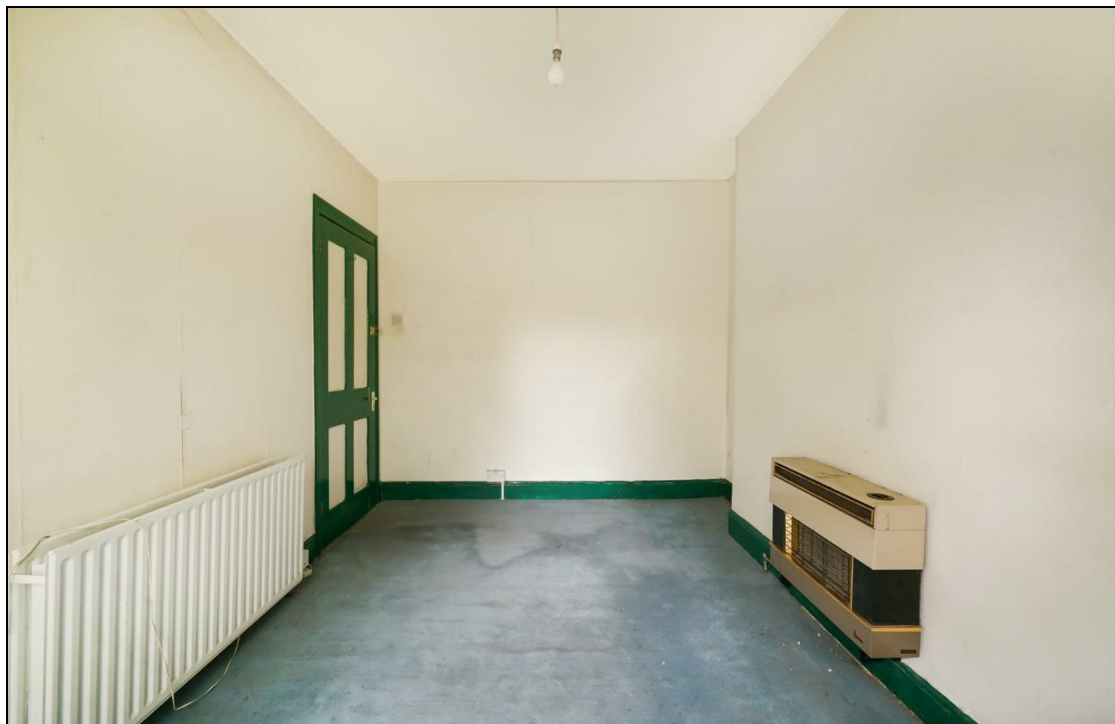


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KEY FEATURES


- Two bedroom bi lateral apartment
- Over 1000 sq.ft of internal accommodation
 - Requires complete modernisation
 - Sought after location in Hampstead
- Access to Hampstead and Hampstead Heath Stations
 - Sold Chain Free

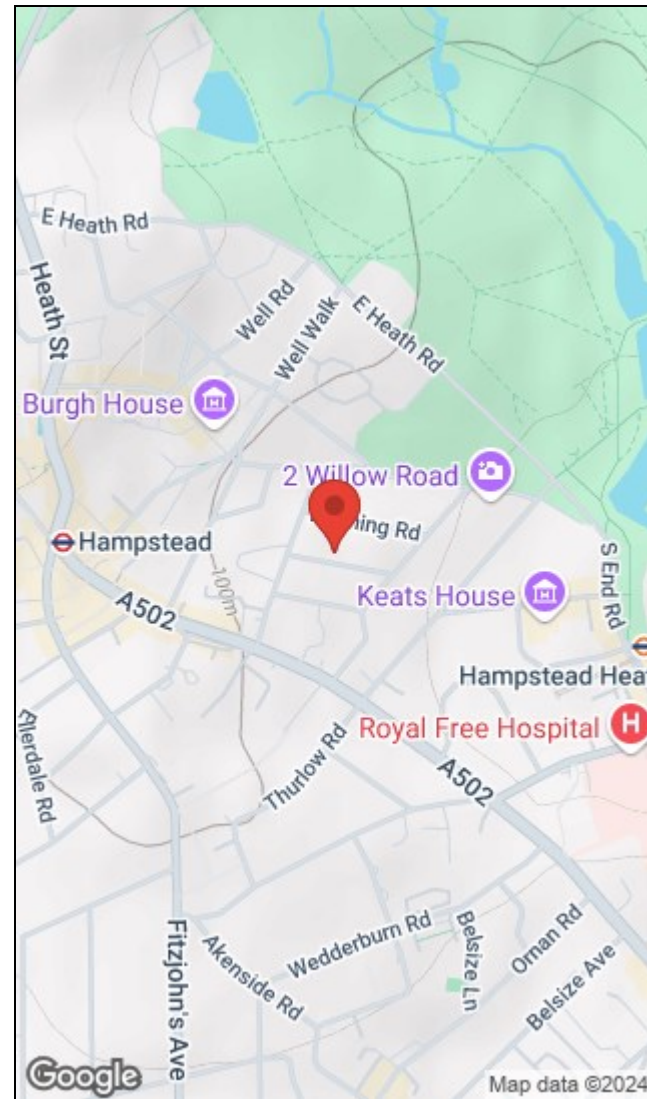
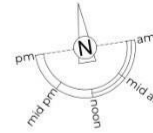
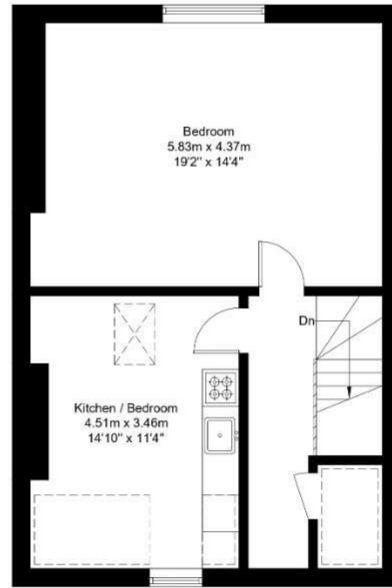
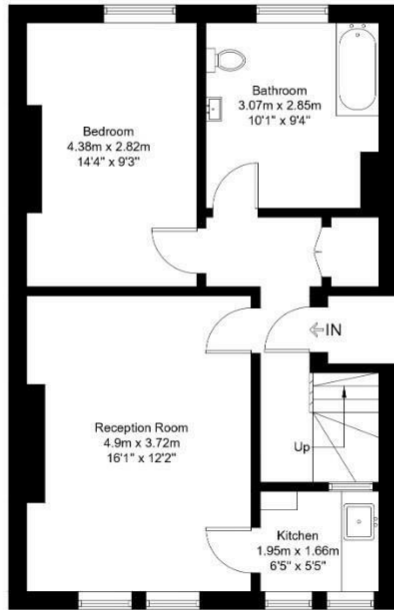




Carlingford Road, NW3

Approximate Gross Internal Area = 1080 sq ft / 100.3 sq m
Restricted head height = 102 sq ft / 9.5 sq m
Total = 1182 sq ft / 109.8 sq m

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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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	81
(39-54) E	65
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	

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