

HUNTERS

HERE TO GET *you* THERE

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Cotleigh Road, London, NW6

Asking Price £500,000

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This well presented modern two bedroom garden flat is located moments from the amenities in West Hampstead.

A newly repainted modern two double bedroom ground floor flat within this converted Victorian terraced house, situated approximately 300 meters to West Hampstead transport links. With sash double-glazed windows, separate fitted kitchen, spacious lounge and private garden this property ticks most boxes for the professional tenant.

Located in this sought-after residential area close to the excellent shops, bars and restaurants of Mill Lane and West End Lane. West Hampstead Station (Jubilee line and British Rail) is close by for links throughout the city and 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

- Two Double Bedroom garden Flat
 - Seperate kitchen
 - Sold chain-free
 - High Ceilings
 - 550 Sq Ft
- 0.3 miles From West Hampstead Tube station



An empty room with light-colored wood flooring and white walls. The room is brightly lit, and the walls have a subtle decorative molding near the ceiling.

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A kitchen area featuring white cabinetry, a dark granite countertop, and a built-in oven. A washing machine is integrated into the lower cabinets. The backsplash is made of light-colored stone tiles. A doorway is visible in the background.

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A room with light-colored wood flooring and white walls. It features two windows with white frames, a white radiator, and a white door on the left side. The room is bright and clean.

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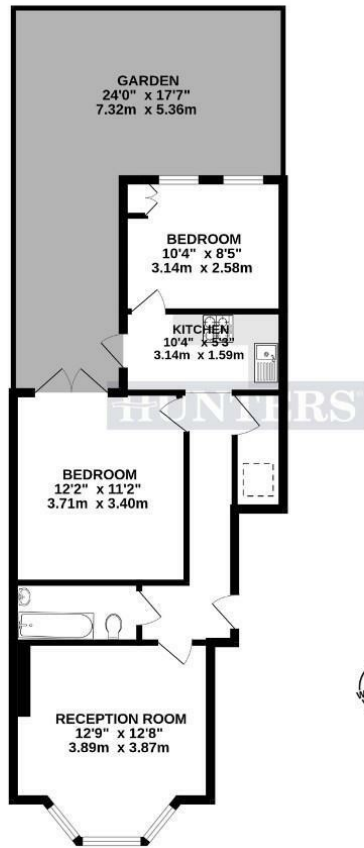
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A room with light-colored wood flooring and white walls. It features three windows with white frames, a white radiator, and a white door on the left side. The room is bright and clean.

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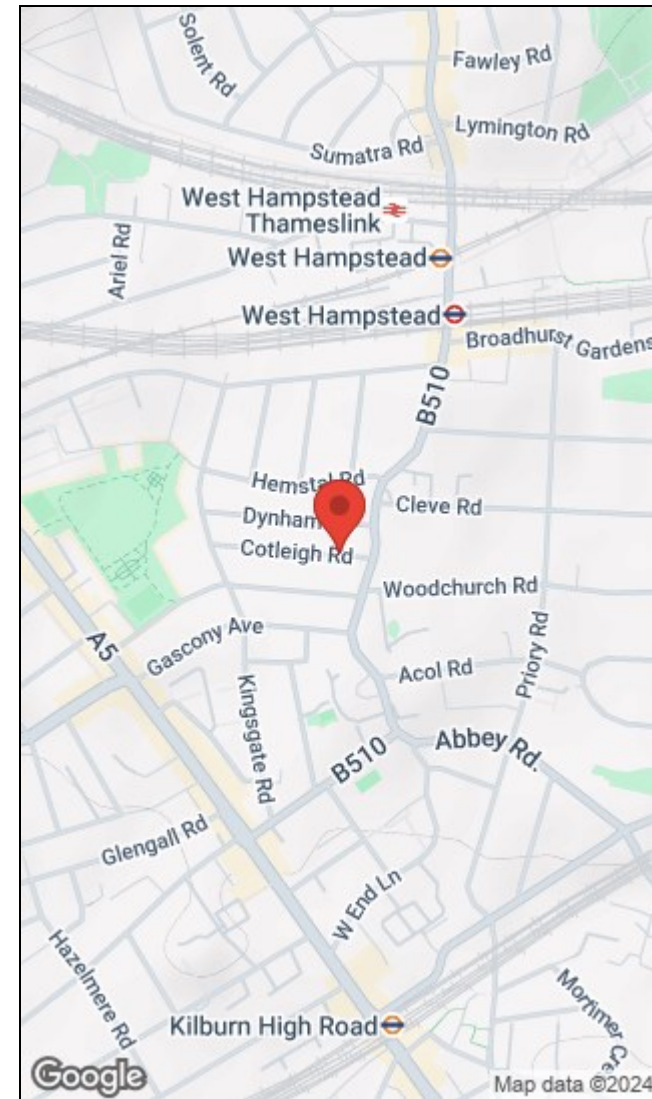
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GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558sq.ft. (51.8 sq.m.) approx.

Whilst every effort 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		69	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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