

HUNTERS®

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# Thorverton Road, London

£475,000

**HUNTERS**<sup>®</sup>  
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A very well located two bedroom ground floor maisonette benefiting from off street parking and own section of garden to rear.

The property is priced to reflect internal modernisation required and consists of a private entrance, reception room with double doors leading to it's own large garden, a separate kitchen, two bedrooms and a shower room. There is potential to extend to the rear, subject to the necessary consents. There is also an allocated off street parking space to the front. Sold with the entire Freehold and chain free.

Well situated for access to Overground trains at Cricklewood (Thameslink with direct access to Kings Cross St Pancras). West Hampstead and West End Lane are also accessible. Further, Brent Cross shopping center is one mile away and there is a David Lloyd Health club within 200ft of the property.

Early viewings are highly recommended.

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 ground floor maisonette
  - Own section of large garden to rear
  - Allocated off Street Parking space
  - Sold with the entire Freehold
  - Requires modernisation
  - Sold Chain Free
- Access to Cricklewood Thameslink station





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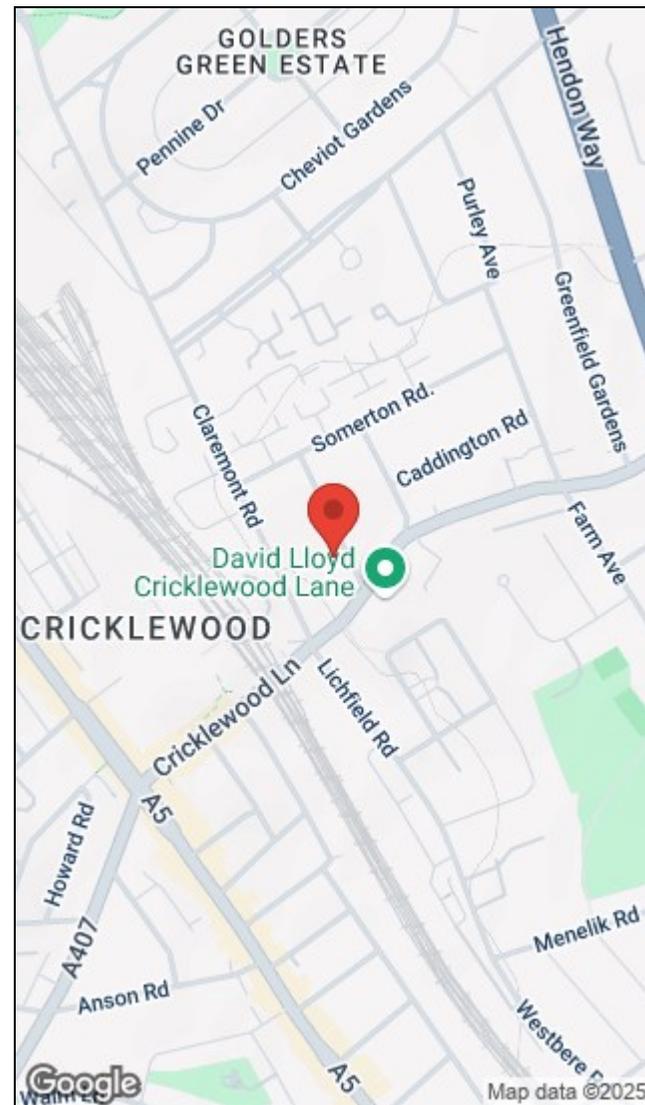


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GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 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	
66	76
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	
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