



HUNTERS®
HERE TO GET *you* THERE



Minster Road, London

Price £425,000



*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

Set on the ground floor of an imposing period building is this charming duplex apartment. As you step into the property, you are greeted by a bright and airy reception room, modernised throughout. The property benefits from a large open plan reception room, two bedrooms, a bathroom and an additional guest W.C. Boasting a spacious 827 square feet of living space & offered chain-free.

Fantastic access to nearby transport links including Kilburn tube, Brondesbury Overground and Cricklewood Thameslink. Local schools include Hampstead School, West Hampstead Primary School and Emmanuel Church of England Primary School. The shops & restaurants of Cricklewood are also within walking distance as are local gyms and open spaces. Contact us today to arrange a viewing.

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

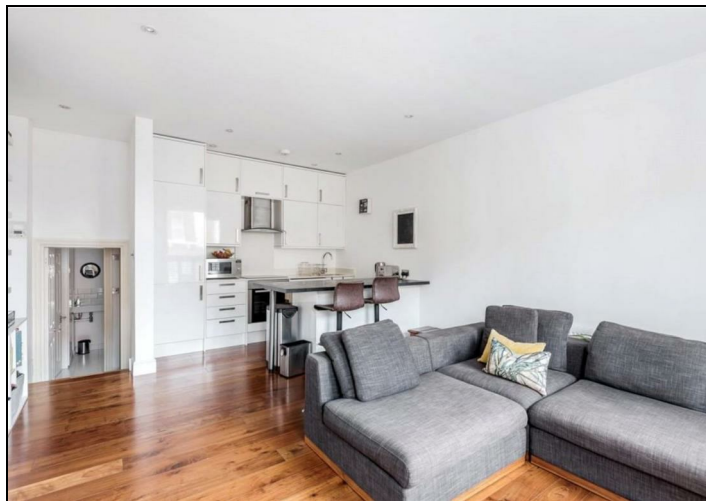
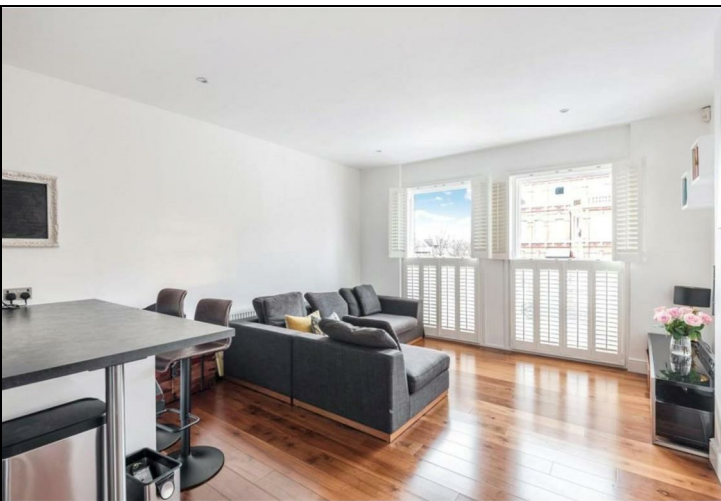


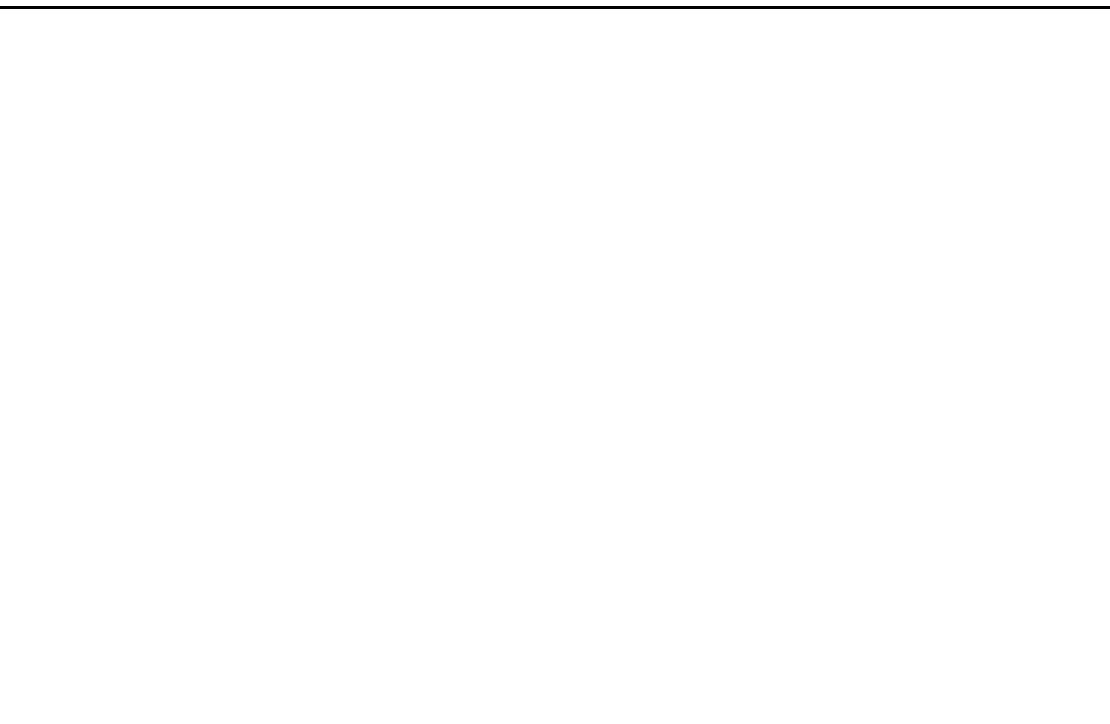
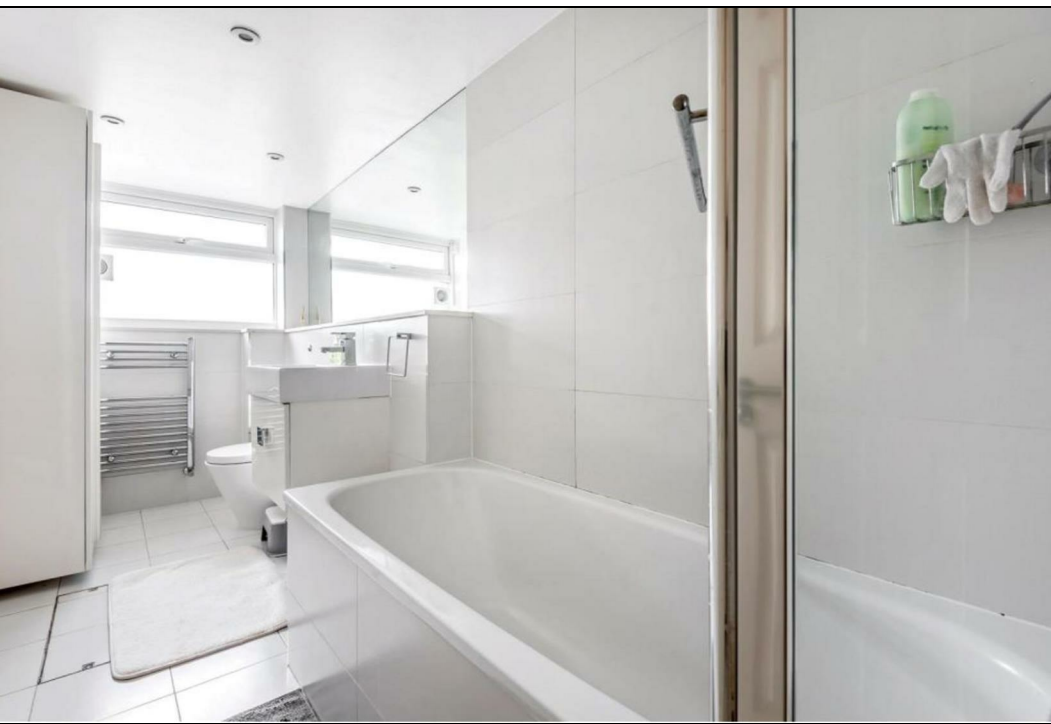
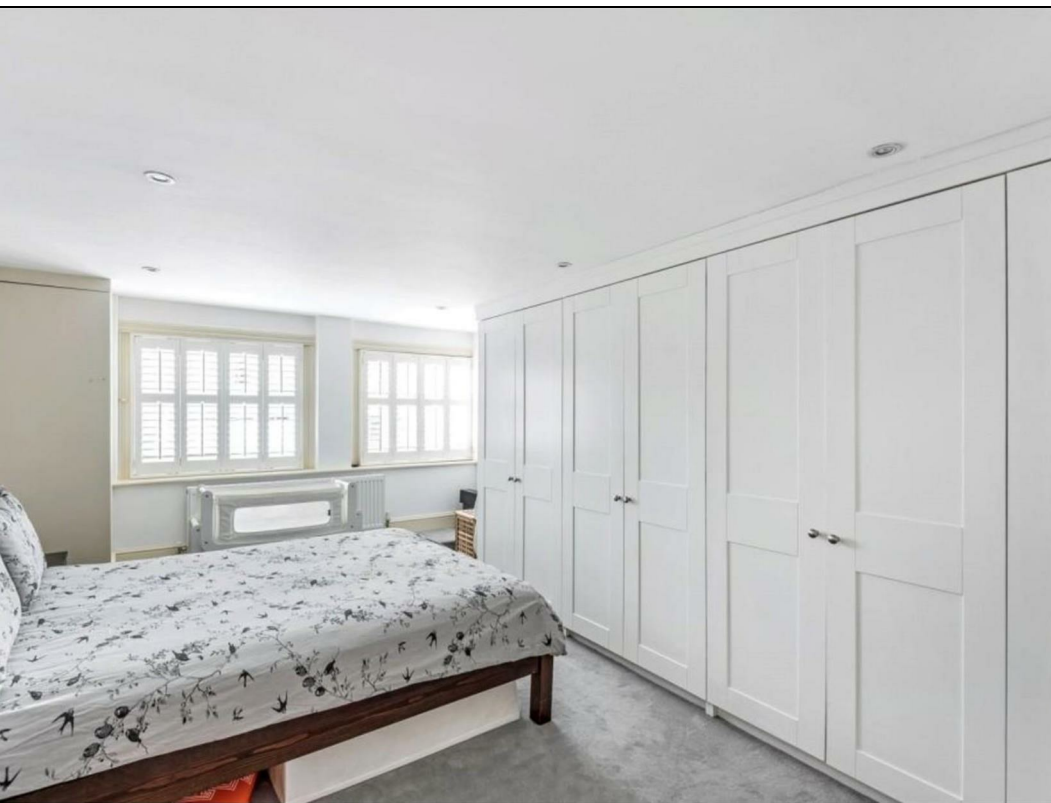
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KEY FEATURES

- Two bedroom Duplex apartment
- Converted from period property
- Access to Kilburn & Brondesbury station
 - Good decorative order
 - Over 800 sqft
 - Sold chain-free
 - Lease in excess of 100 years

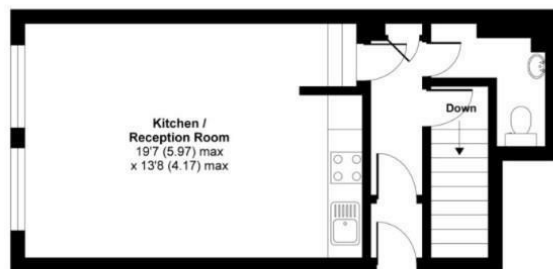




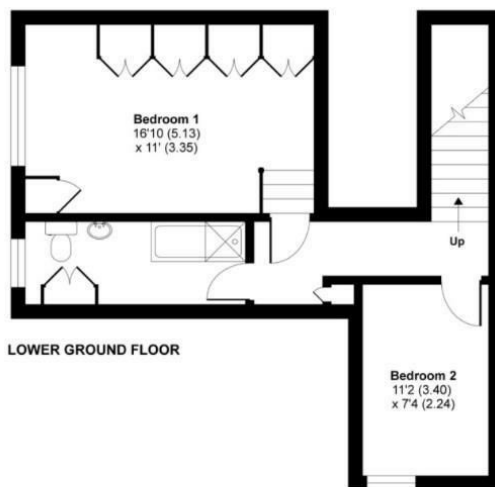
Minster Road, West Hampstead, London, NW2

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



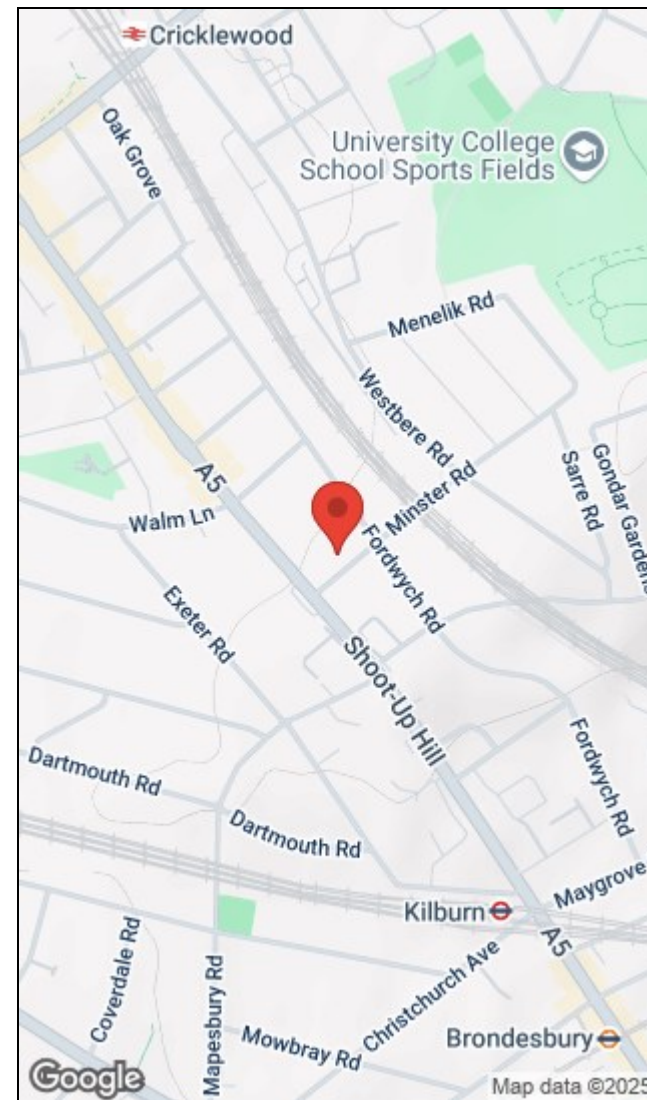
GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Dutch & Dutch. REF: 791299



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		
	74	80
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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