



HUNTERS[®]
HERE TO GET *you* THERE



Mortimer Crescent, London

£450,000



A well presented two bedroom flat set on the ground floor of a purpose built apartment building, erected on the historic site of Mortimer Crescent, famously associated with George Orwell.

This delightful residence spanning over 630 square footage of living space encompassing a generous reception & dining space followed by a terrace, separate kitchen, family bathroom, separate guest cloakroom, followed by two double bedrooms with ample storage.

Conveniently located in Mortimer Crescent. Just 0.2 miles from Kilburn High Road Station, 0.3 miles from Kilburn Park Station and 1.2 miles from the vibrant St Johns Wood High Street offering an array of boutiques, cafés and the serene Regent's Park.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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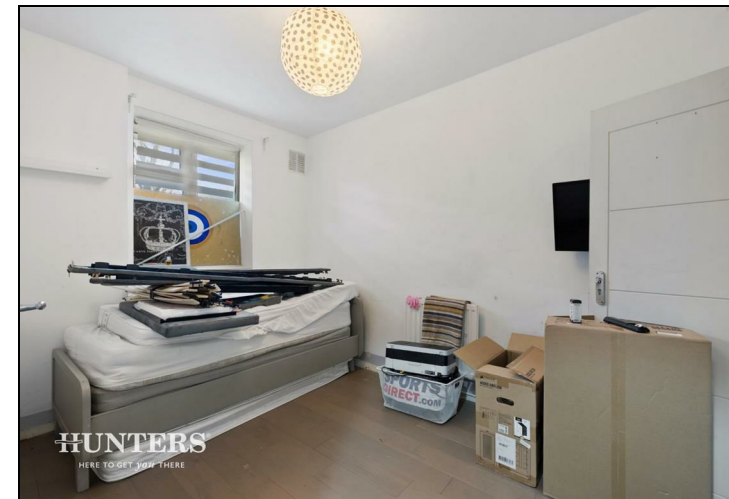
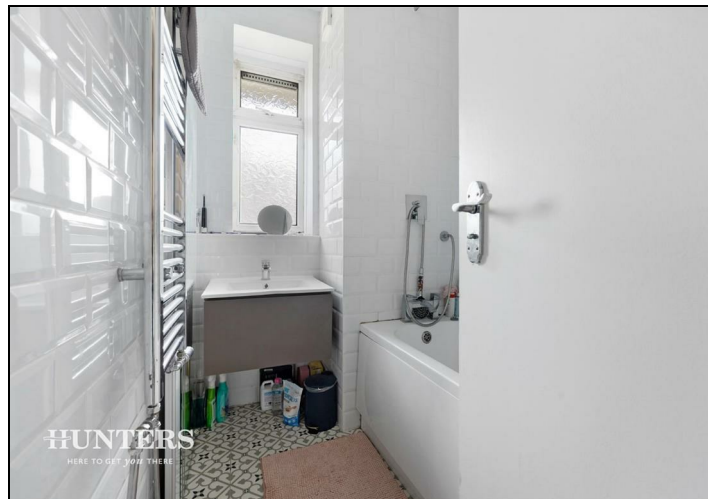


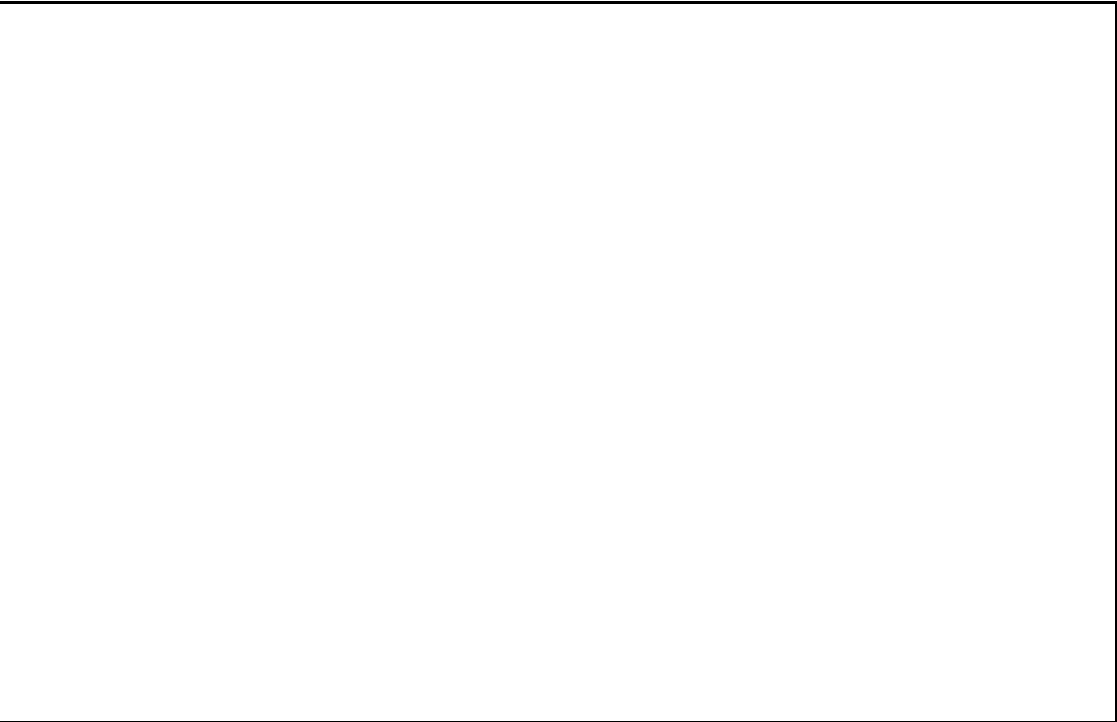
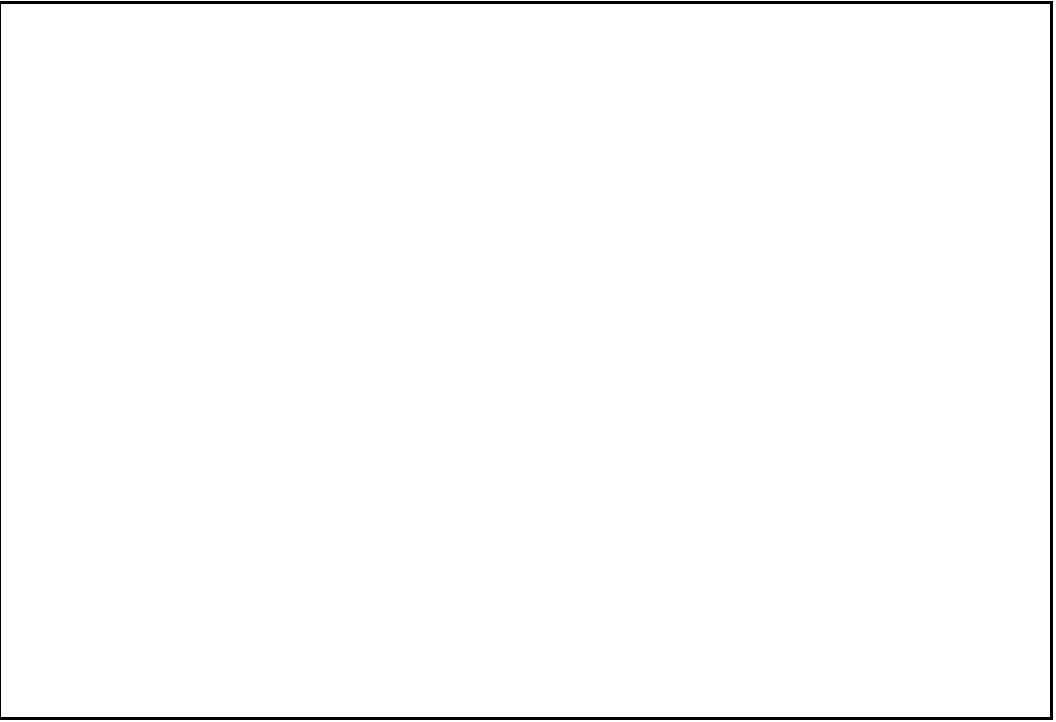
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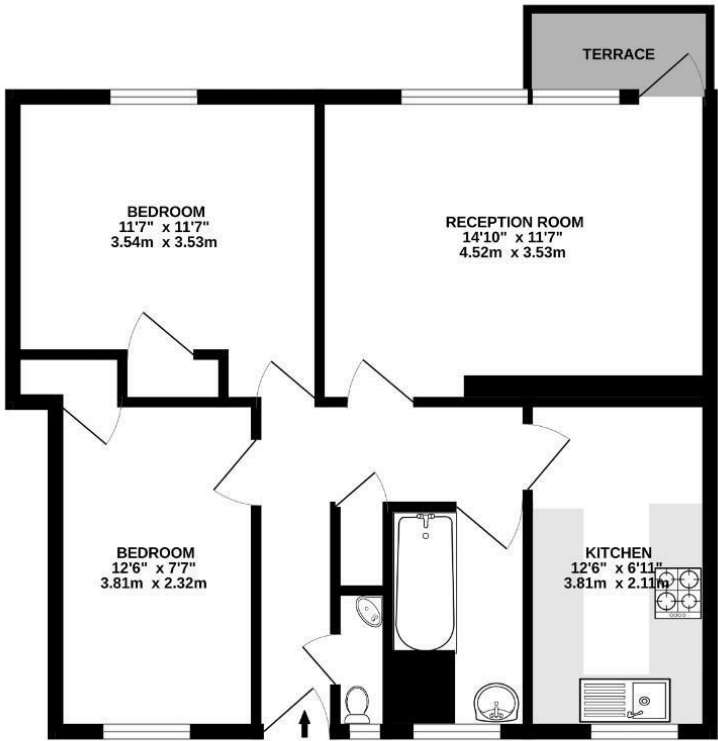
KEY FEATURES

- Two-Bedroom
- Seperate guest cloakroom
- Over 630 sq.ft. of living space
 - Ground floor flat
 - Sold chain free
 - Terrace
- Purpose built block

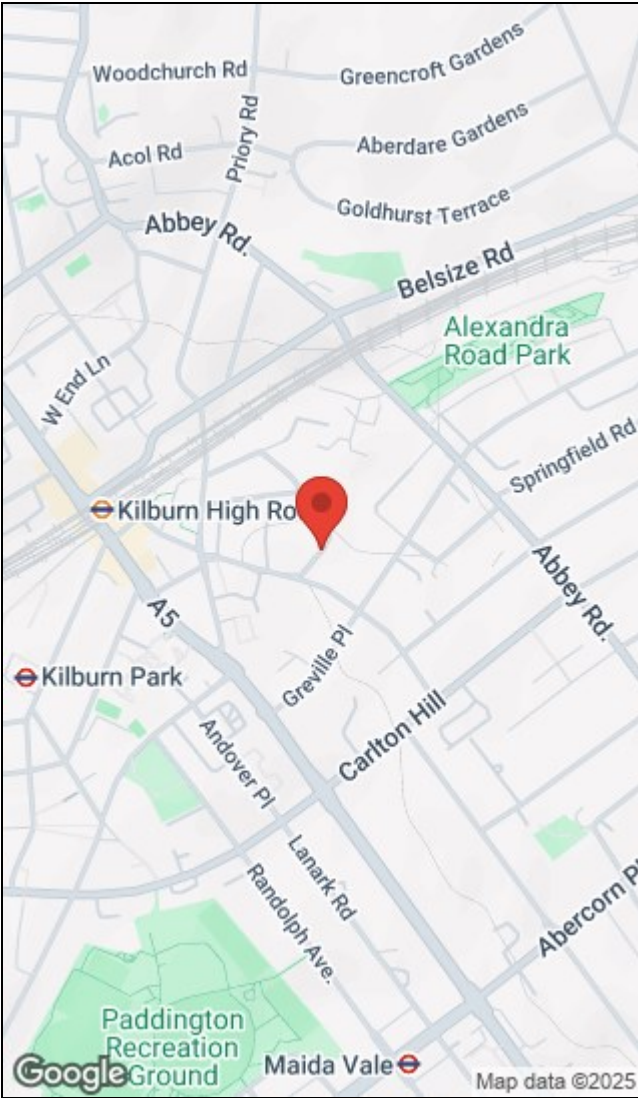




GROUND FLOOR



TOTAL FLOOR AREA : 631sq ft. (58.6 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 misstatement. 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.
Made with Metropix 6/2025



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	70	77			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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