



**HUNTERS**<sup>®</sup>  
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# Canterbury Road, London

## Offers In Excess Of £325,000



Hunters are delighted to present this large one bedroom ground floor apartment located on Canterbury Road, spanning over 475 sqft of internal living space.

This period conversion features high ceilings with an abundance of natural light, a separate kitchen, ample storage throughout and a bathroom.

Canterbury Road is short 0.2 miles away from Kilburn Park Bakerloo line, 0.4 miles to Kilburn High Road overground line.

Situated between Kilburn High Road with its local amenities to cater to your everyday needs and Salusbury Road with its plethora of shops, cafes and bars and the green open spaces of Queens Park, the property is in a highly desirable area offering a blend of family-friendly living, a vibrant community and excellent transport links for rapid access to central London and further afield.

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

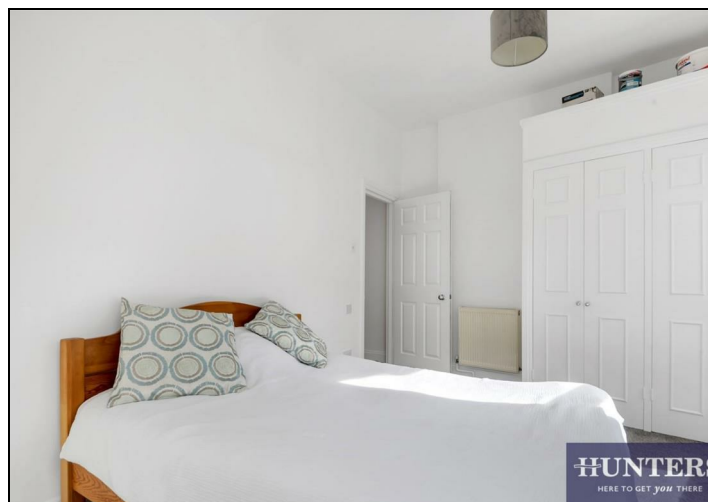


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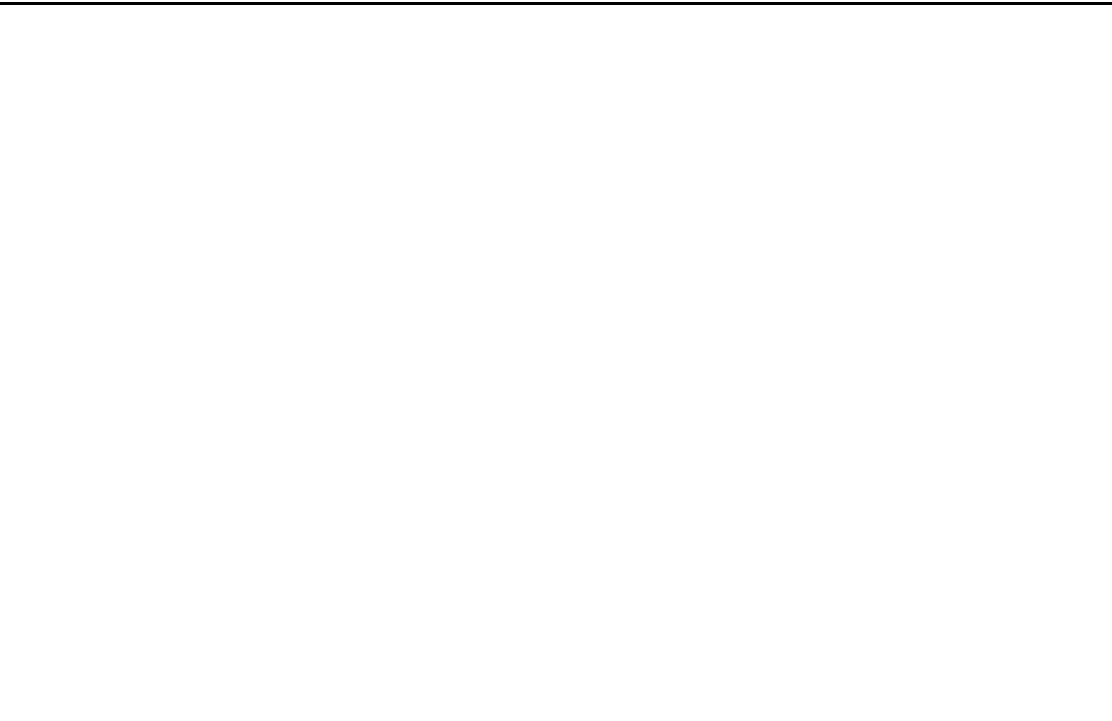


## KEY FEATURES

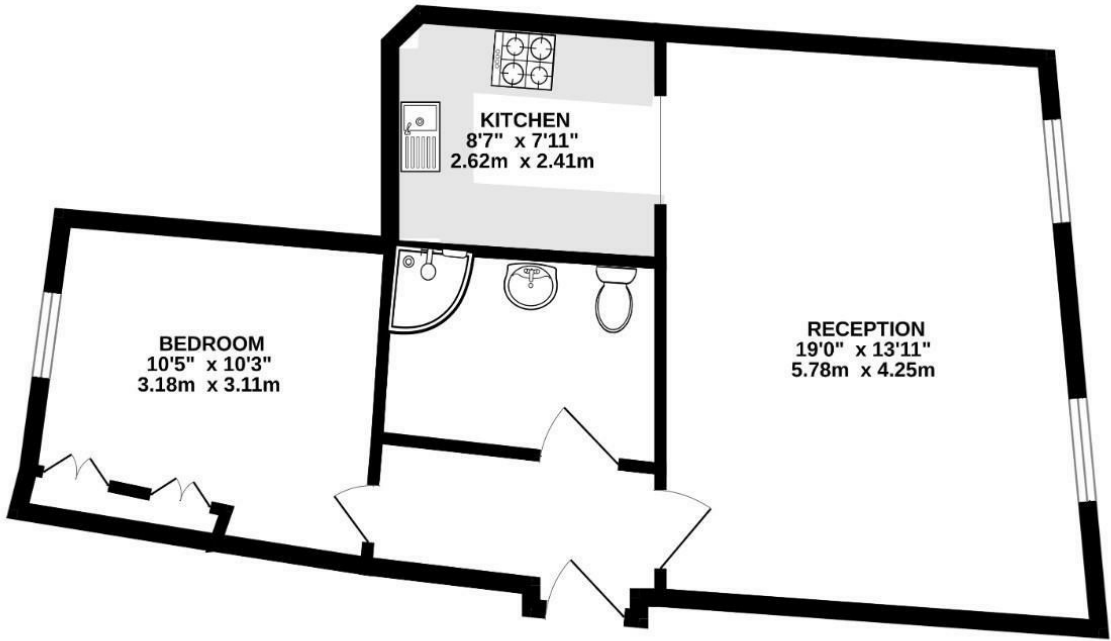
- Large ground floor one bedroom apartment
- Over 475 sq.ft. of internal living space
  - Period conversion
  - Sold chain-free
  - Long lease
- Close to Kilburn Park underground



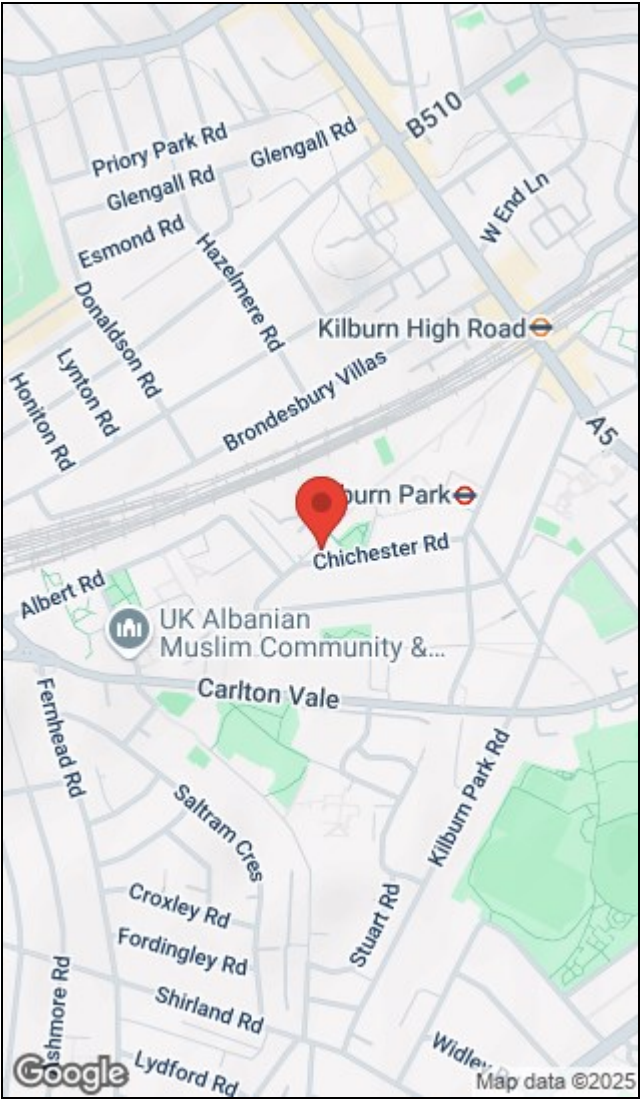




GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475sq.ft. (44.1 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.  
Made with Metroplan 5.0205



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

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