



**HUNTERS**<sup>®</sup>  
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3 2 1 C



# Hamlet Square, Cricklewood, London, NW2

£775,000



Hunters are delighted to present this charming three-bedroom semi-detached house, nestled in a quiet cul-de-sac and offering over 875 square feet of internal living space.

The property, arranged over two floors, includes three generously sized bedrooms with ample storage, a full bathroom, a separate W/C, a reception room with space for dining, and a fully fitted kitchen. It also features beautiful double doors leading to a private north-east-facing garden, with a front garden that provides off-street parking.

The property is being sold chain-free and as a freehold. Hamlet Square is a rare find in a sought-after location, combining modern living with the charm of London.

Located in Cricklewood, this house benefits from excellent transport links and a variety of local amenities, including shops, cafés, and parks, all within easy reach. The property is just a five-minute walk from Cricklewood Broadway Thameslink station, with direct trains to King's Cross in 15 minutes.

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

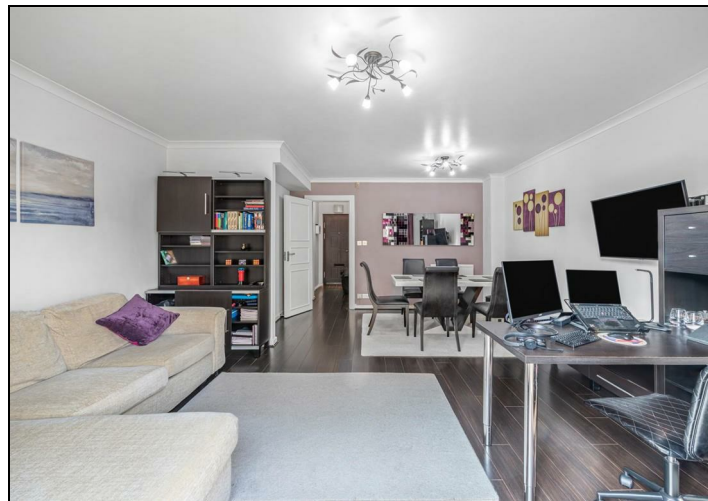
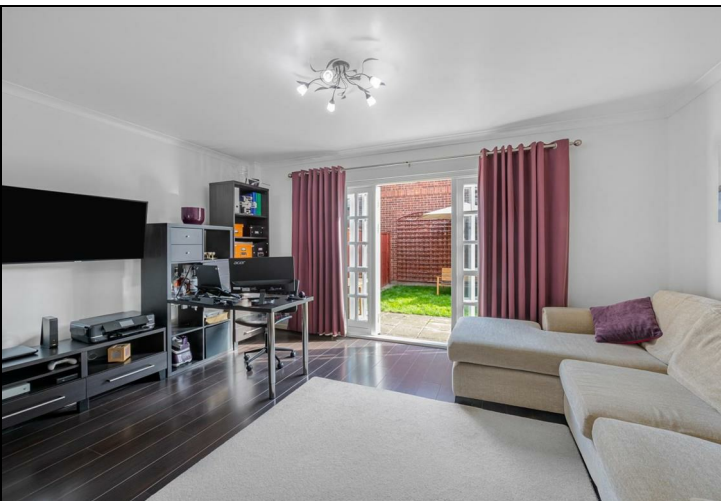


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## KEY FEATURES

- Three bedroom freehold house
- Over 875 sq.ft. of internal living space
  - Private garden
  - Off-street parking
  - Gated development
  - Semi-detached
  - Cul-de-sac

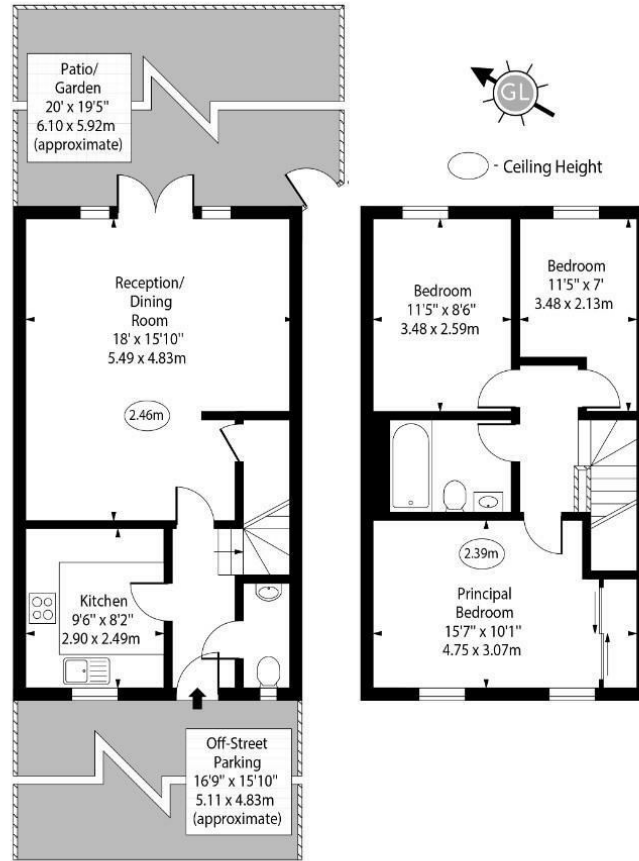






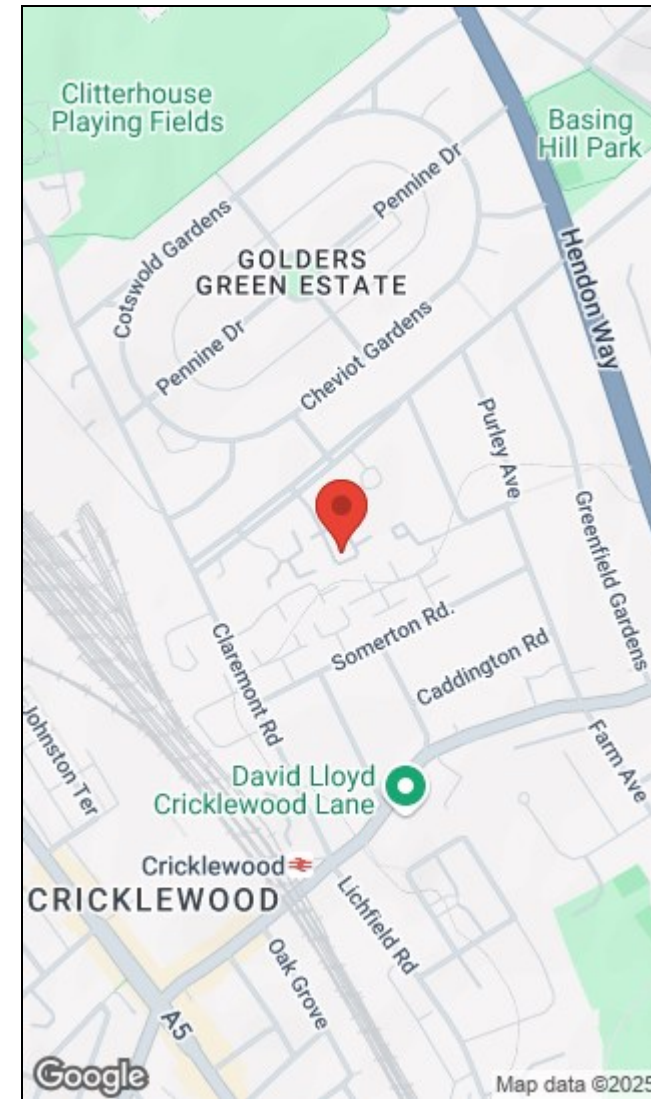
Hamlet Square

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Ground Floor  
Approx Gross Internal Area  
First Floor  
875 Sq Ft - 81.29 Sq M

For Illustration Purposes Only - Not To Scale  
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Ref. No. 027346E



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) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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