



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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

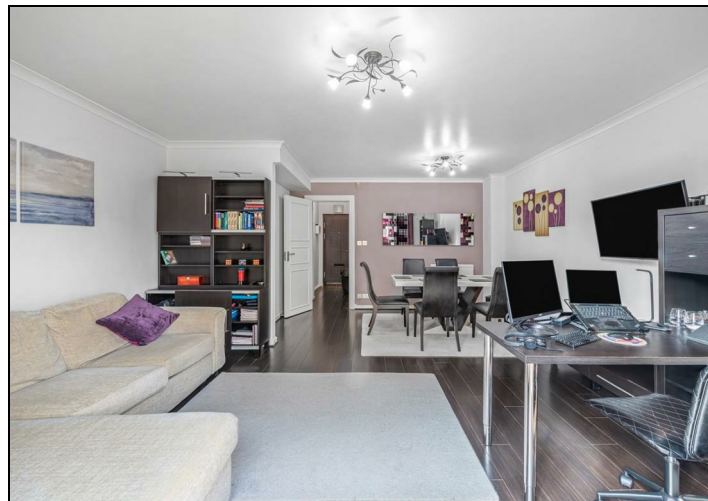
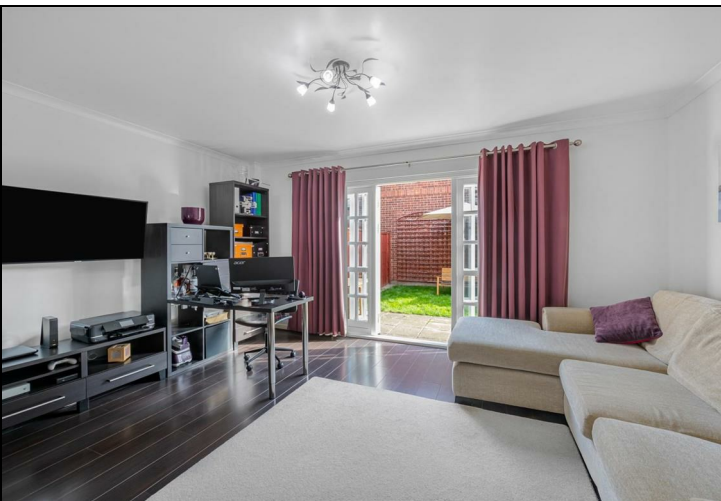


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## KEY FEATURES

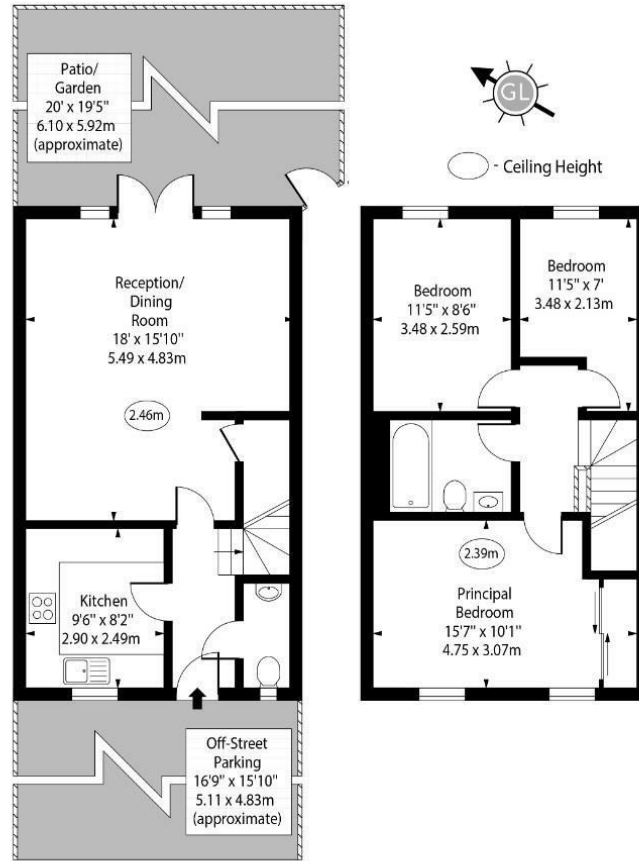
- Three bedroom freehold house
- Over 875 sq.ft. of internal living space
  - Private garden
  - Off-street parking
  - Gated development
  - Semi-detached
  - Cul-de-sac





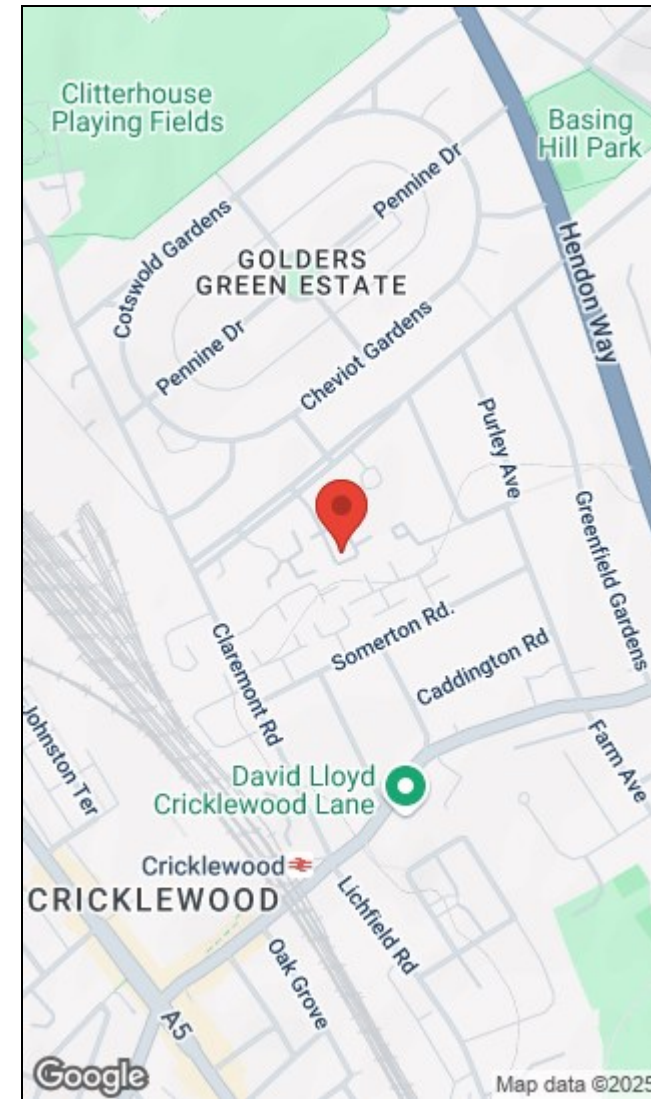
Hamlet Square

HUNTERS



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

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
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) <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 |         |           |
|                                             |         | <b>84</b> |                                                                 |         |           |
|                                             |         | <b>69</b> |                                                                 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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