



**HUNTERS®**  
HERE TO GET *you* THERE



# Acol Road, South Hampstead, NW6

£1,200,000



£500 LEGAL FEES CONTRIBUTION AVAILABLE TO THE BUYER UPON SUCCESSFUL PURCHASE THROUGH HUNTERS.

Hunters are proud to present this impressive three-bedroom penthouse apartment, offering over 1,460 sq. ft. of stylish, modern living space in one of South Hampstead's most desirable residential streets — Acol Road.

Occupying the top floor of a well-maintained, purpose-built block, this exceptional home is finished to a high specification throughout and is truly ready to move into. The expansive layout includes a bright and spacious reception room with ample space for both living and dining, a fully integrated modern kitchen, and three well-sized double bedrooms. The principal bedroom benefits from a sleek en-suite bathroom, while a contemporary family bathroom serves the remaining rooms.

Designed with comfort and quality in mind, the apartment features underfloor heating, premium finishes, lift access, and is presented in immaculate, turn-key condition. Additional advantages include off-street parking, a dedicated on-site caretaker, a long lease, and the added benefit of being offered chain-free.

Perfectly positioned on a quiet, tree-lined street, Acol Road is just moments from the vibrant shops, cafes, and restaurants of South Hampstead and West Hampstead. Excellent transport links are close by, including the Jubilee Line, Overground, and Thameslink, as well as the Metropolitan Line and leisure facilities at nearby Finchley Road — making it an ideal choice for professionals, families, or downsizers seeking convenience, space, and quality in a prime London location.

This is a rare opportunity to secure a spacious, high-quality home in one of North West London's most sought-after neighbourhoods.

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

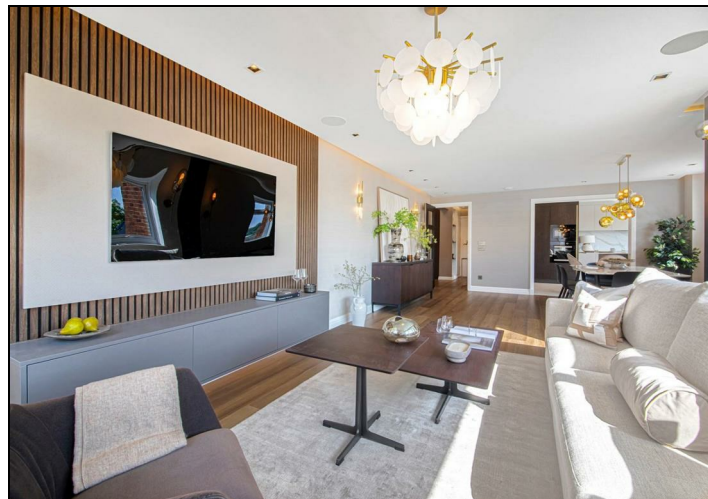


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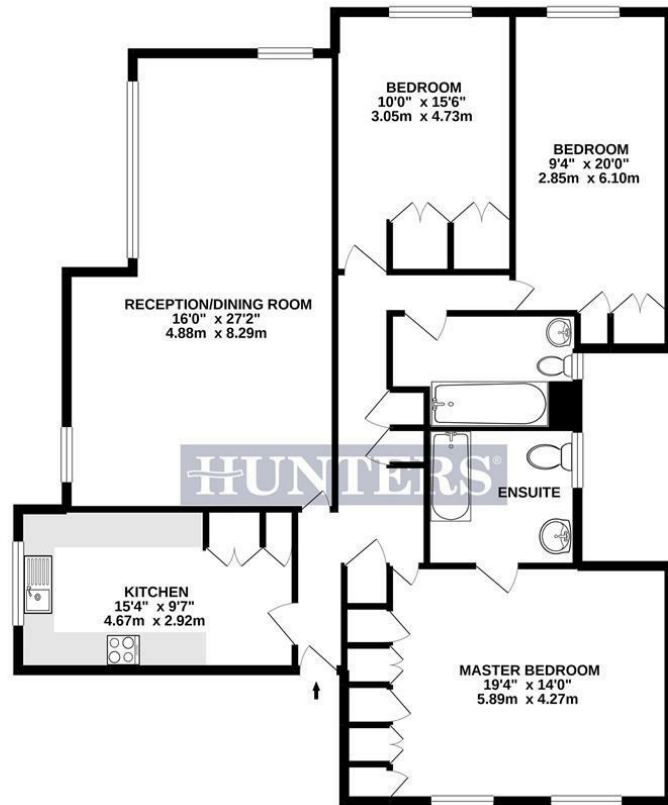
## KEY FEATURES

- Three Bedroom Two Bathroom Penthouse Apartment
- Over 1463 sq.ft. of living space
- Two off street parking spaces
  - Lift
  - High-spec
- Over 900 years remaining lease
  - Sold chain Free
  - Underfloor heating
- Bespoke fixtures throughout

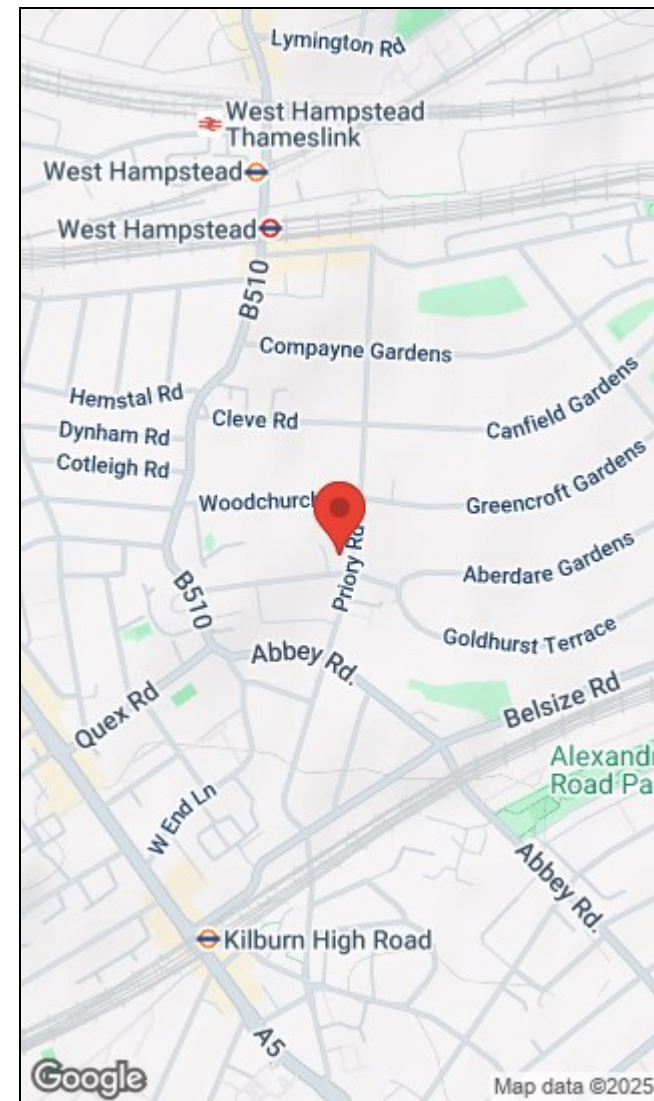




FIFTH FLOOR  
1463 sq.ft. (135.9 sq.m.) approx.



3 BEDROOM APARTMENT  
TOTAL FLOOR AREA: 1463 sq.ft. (135.9 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.  
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| 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 |         |           |
|                                             |         | 79        |                                                                 |         |           |
|                                             |         | 45        |                                                                 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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