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**HUNTERS**

# Cholmley Gardens, London, NW6

## Offers In Excess Of £1,250,000



This bright and spacious four double bedroom, two reception apartment is offered in exceptional condition, with a modern and practical family configuration. Set on the fourth floor of a well maintained and sought Mansion Block in West Hampstead. The property offers close to 1600 sq.ft (145 sq.m) of internal accommodation and benefits from two private balconies at opposing ends of the apartment, two reception rooms, a kitchen/diner, four bedrooms, a family bathroom and a separate W.C.

This beautiful apartment benefits from incredible entertaining space, bespoke storage and a south facing balcony overlooking the communal gardens, barbecue area and tennis courts. Situated a short walk to the Overground, Jubilee and Thameslink Stations of West Hampstead. The numerous and varied amenities of West End Lane are also only a short stroll away.

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



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## KEY FEATURES

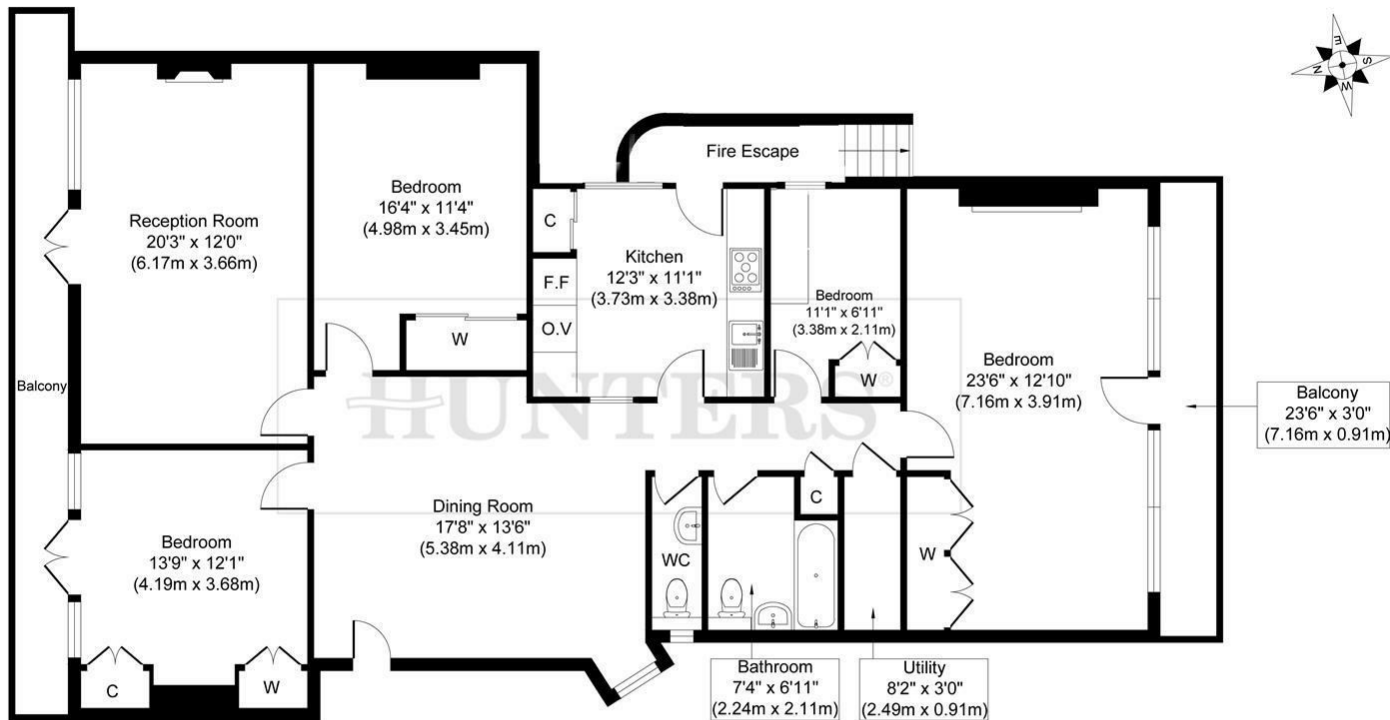
- Four Bedroom Mansion Block Apartment
  - Over 1563 sq.ft. of living space
    - Share of freehold
      - Lateral living
        - Two balconies
          - Modernised throughout
  - Communal garden & tennis court







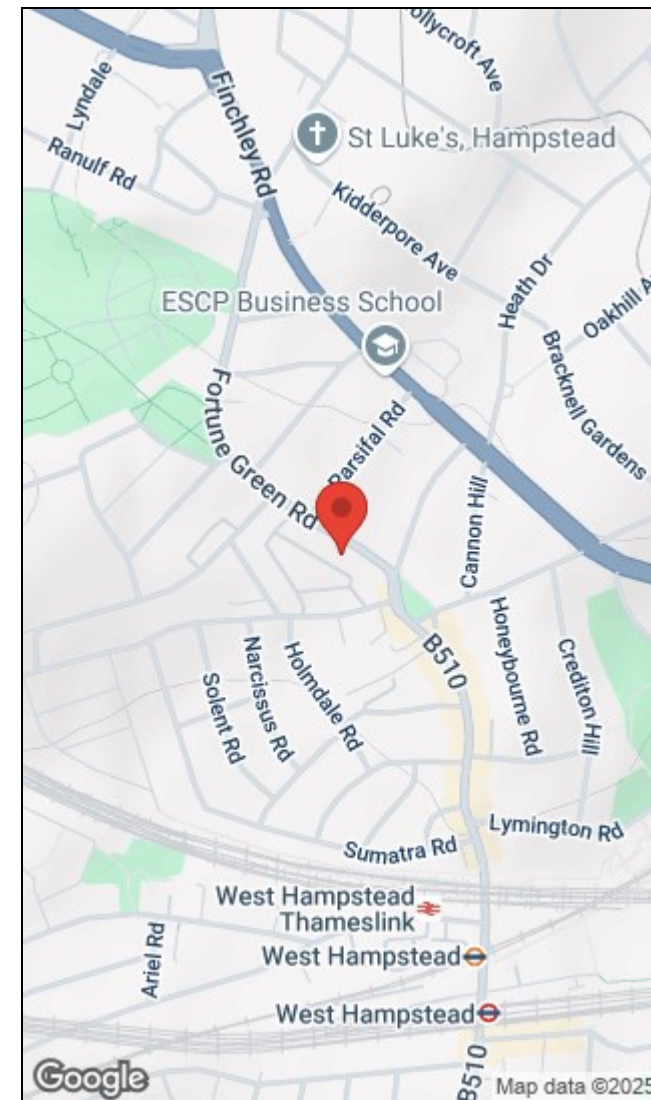




Approximate Floor Area  
1563 sq. ft  
(145.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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