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# Burton Road, London, NW6

## Asking Price £570,000



A spacious two double bedroom apartment, occupying the ground floor of a charming bay fronted end of terrace property.

This beautifully converted home offers a bright and contemporary living space with high ceilings, wood flooring, and excellent storage throughout. The accommodation comprises a large master bedroom, a second well proportioned double bedroom, and a modern, stylish bathroom. The open-plan living area provides ample space for both dining and relaxation, opening directly onto a private rear garden featuring both decked and lawned areas ideal for entertaining or outdoor dining.

Additional benefits include double glazing and chain-free availability.

Burton Road is conveniently situated between Kilburn and Brondesbury, a sought-after location close to a wide range of local shops, cafés, restaurants, and excellent transport links.

Note: There is a separate basement area accessible only from this property. The freeholder currently retains ownership; however, it may be available for purchase under a separate agreement, offering the potential to significantly enhance the property's size, value, and versatility.

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



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## KEY FEATURES

- Two bedroom ground floor apartment
  - Sole use of garden
- Converted from a period end of terrace property
  - Outbuilding
- Access to Kilburn and Brondesbury transport links
- Lease in excess of 100 years
- Sold Chain Free










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. 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	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	64	78
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	64	78
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