



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



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# Minster Road, London, Kilburn, NW2

## Offers In Excess Of £375,000



\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER.  
\*\*\*

Hunters are pleased to present this charming two-bedroom duplex apartment, set on the ground floor of an imposing period building and offering approximately 827 sq ft of stylish living space.

Beautifully modernised throughout, the property comprises a bright and spacious open-plan reception room, two well-proportioned bedrooms, a contemporary bathroom, and an additional guest W.C. The apartment is offered chain-free, making it an ideal purchase for first-time buyers or investors alike.

Conveniently located for excellent transport links, including Kilburn Underground Station (Jubilee Line), Brondesbury Overground and Cricklewood Thameslink—providing fast connections across London. The area is well served by a selection of popular schools such as Hampstead School, West Hampstead Primary, and Emmanuel CofE Primary.

Local amenities, including cafés, shops, restaurants, gyms, and open green spaces, are all within walking distance—offering a well-rounded lifestyle in this vibrant and connected neighbourhood.

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

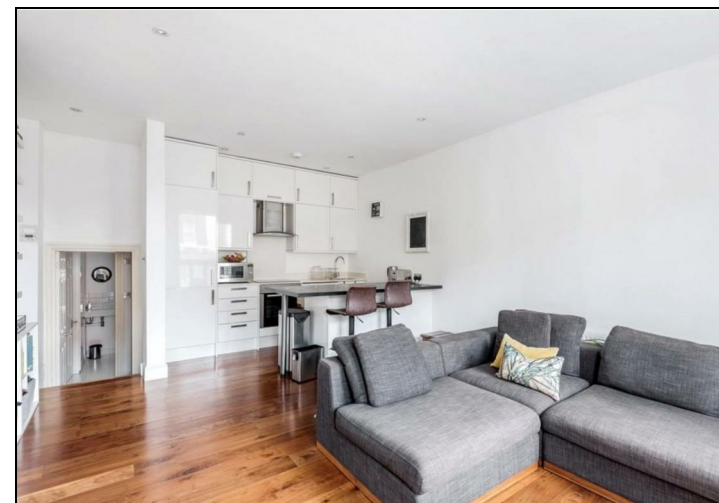
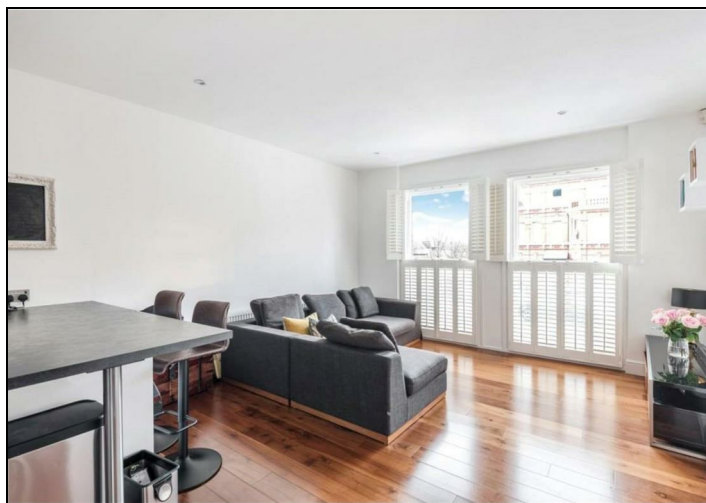
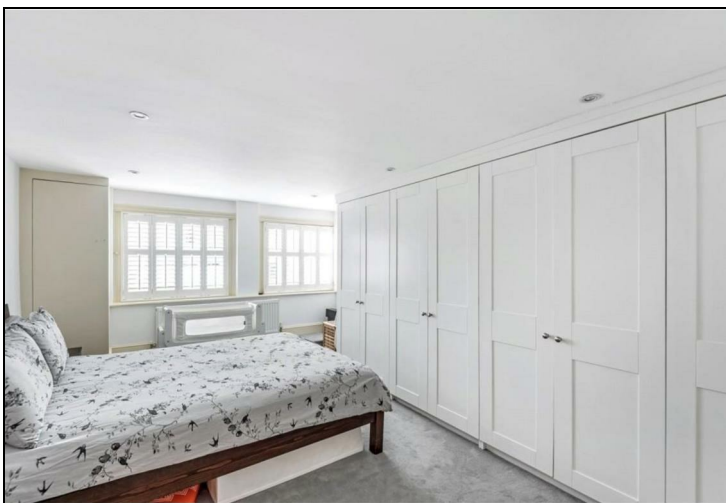
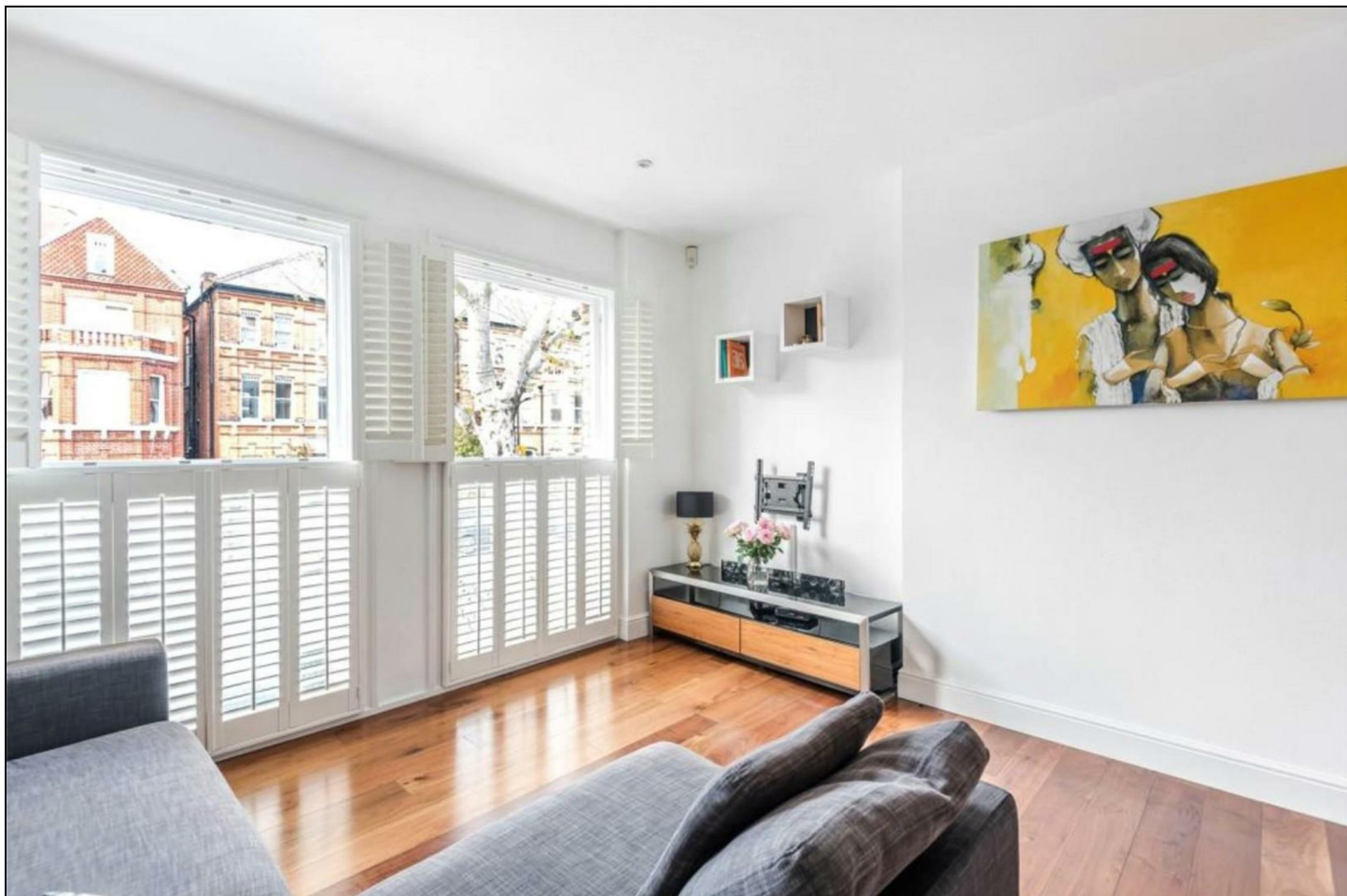


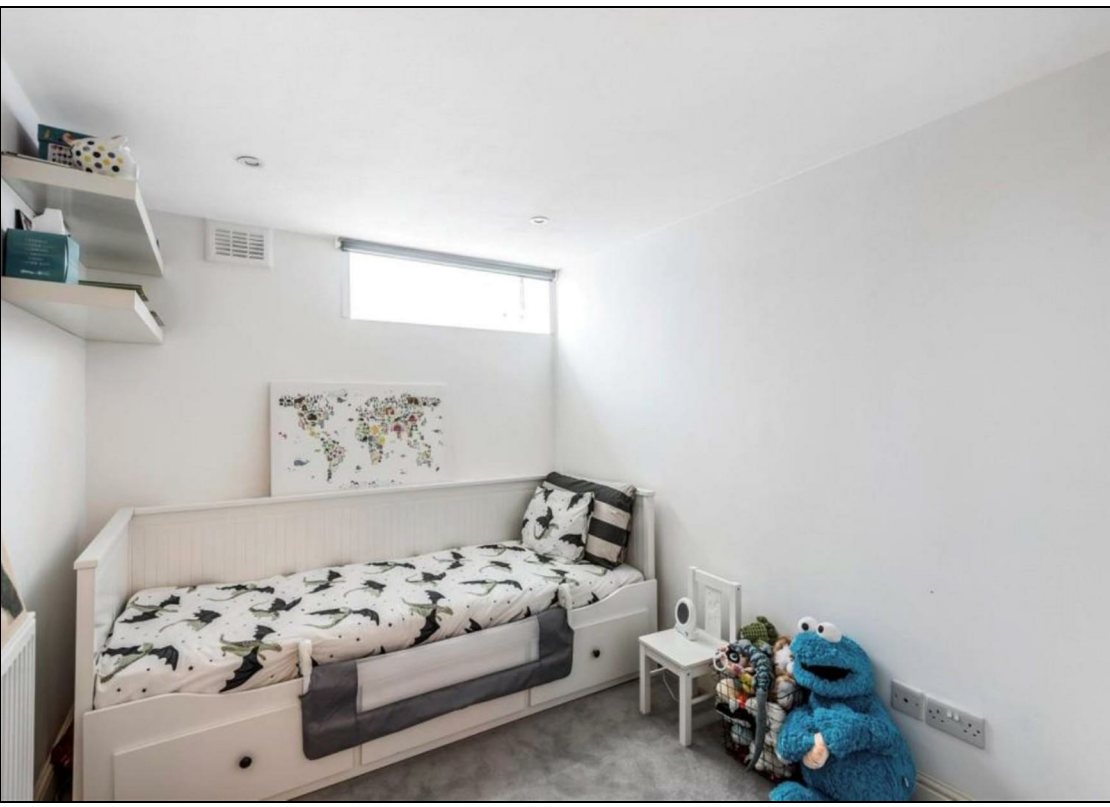
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## KEY FEATURES

- Two bedroom Duplex apartment
- Converted from period property
- Access to Kilburn & Brondesbury station
  - Good decorative order
  - Over 800 sqft
  - Sold chain-free
- Lease in excess of 100 years



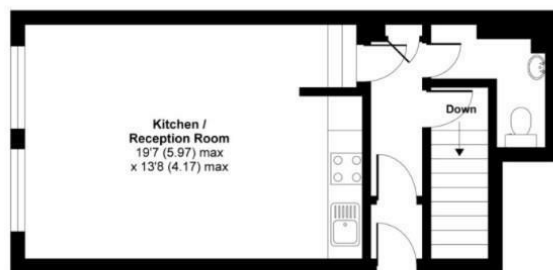




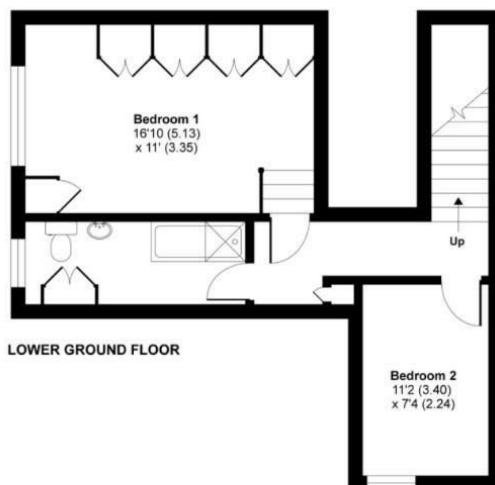
## Minster Road, West Hampstead, London, NW2

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



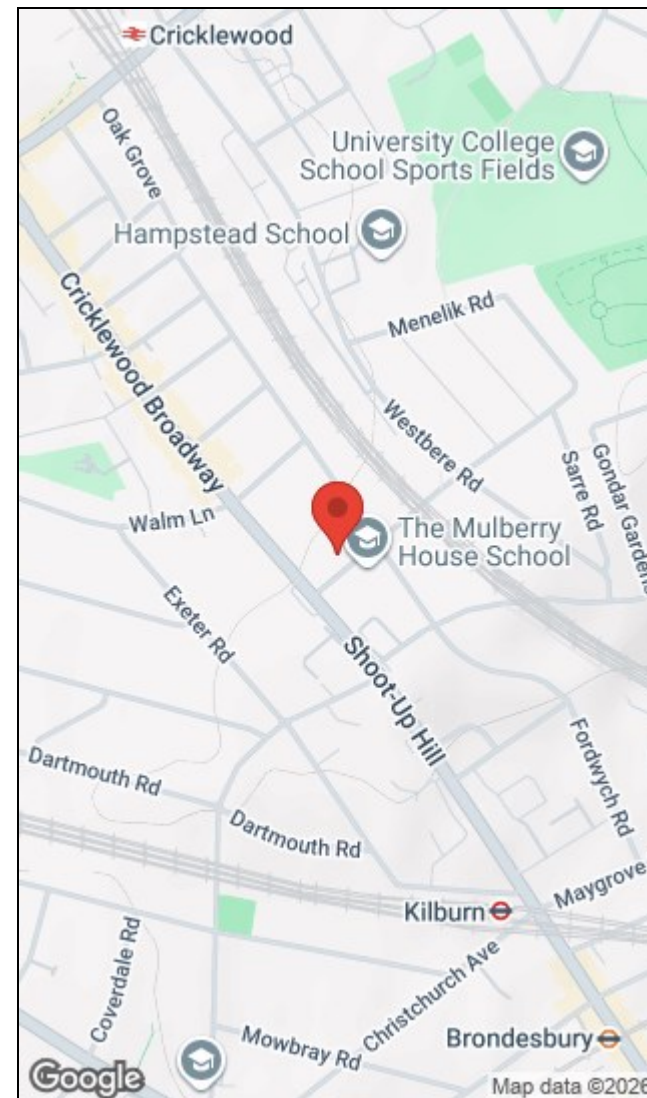
GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Dutch & Dutch. REF: 791289



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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