



Apartment

**Willifield Way**

**London**

**NW11 6YA**

**£425,000**

**Council Tax Band: C**

**FEATURES**

- 2 Bedrooms
- Attractive period house
- Delightful views of the London skyline
- Bright apartment
- Superb location



**ADN**  
RESIDENTIAL



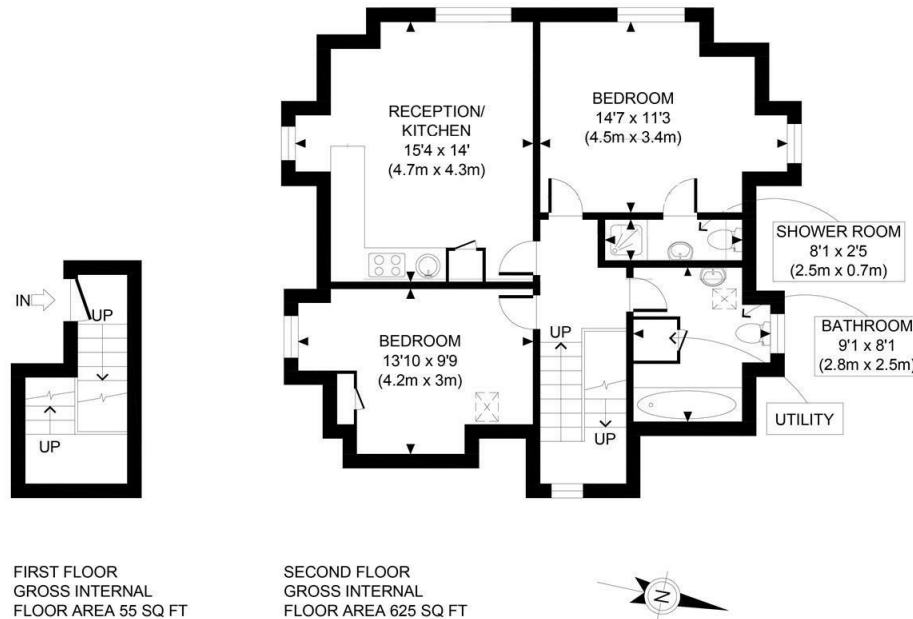
# 2 Bedroom Apartment located in London

A bright, triple aspect apartment set on the second floor of this attractive detached period house, with the access being gained from the first floor..

The apartment measures in the region of 680 sq ft (63 Sq M) and offers a bright, dual aspect principal bedroom with an en-suite shower room, a second double bedroom, family bathroom, together with a delightful 15'5 reception room with a well appointed L-shaped, open plan kitchen.

Being in an elevated position, the property offers 360' degree views of Hampstead Garden Suburb and beyond.

The building is conveniently placed for all of the shops, cafes, restaurants, boutiques, supermarkets and other amenities provided by Temple Fortune, together with the A406, A41, A1 and M1 roads providing easy access into central London and out towards the home counties.



<b>APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT / 63 SQM</b>	<b>Willifield House</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 02/12/24
	<b>photoplan</b>

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>	<b>55</b>	<b>65</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.