

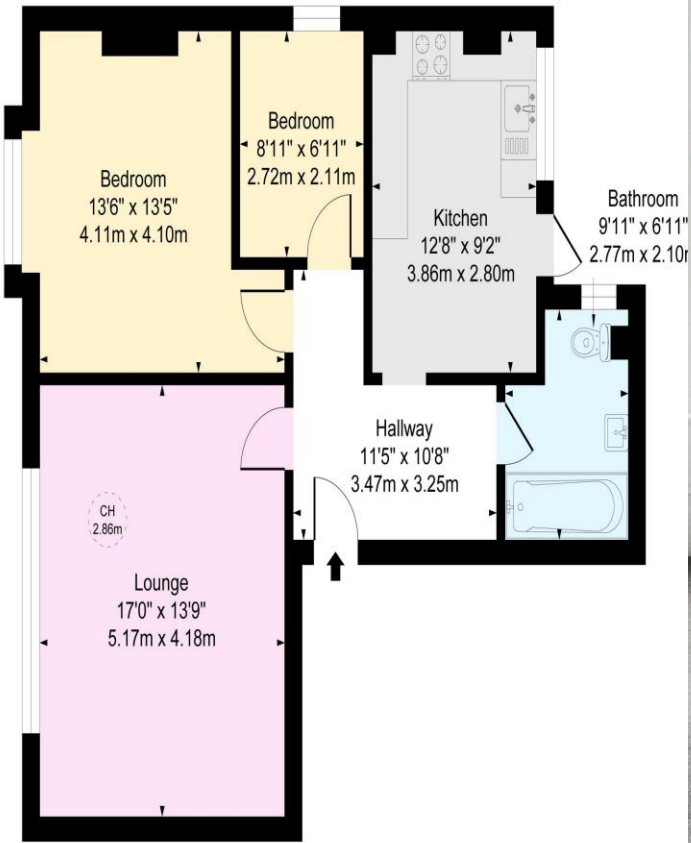


2 Bedroom Apartment
Hilltop Road
London NW6

- Huge Mansion Flat
- Top Floor
- Great Views
- Beautiful Bathroom

Offers in excess of £650,000
Leasehold

St James Mansions, Hilltop Road NW6 2AA
 Approximate gross Internal Area
 70.69 sq m / 761 sq ft



Third Floor

This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	57
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Set on this quiet turning just off West End Lane is this **COMPLETELY REFURBISHED TWO-BEDROOM** third floor (top) apartment set within this immaculate mansion block. With access to communal rear gardens, this bright and spacious flat features a large **KITCHEN DINING ROOM** complete with fully integrated appliances. Hilltop Road is located in the heart of West Hampstead moments from West Hampstead Overground Thameslink and Jubilee Line station along with a variety of bars cafes and restaurants.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.