



HUNTERS[®]

HERE TO GET *you* THERE



Minster Road, London, NW2 3RE

Per Calendar Month £2,166 Per Calendar Month



*** £100.00 PAID TOWARDS YOUR MOVE ***

Modern split level two bedroom ground floor flat comprising of an open plan kitchen/diner to ground floor and two bedrooms - one with ensuite shower room and one with fitted wardrobes, separate bathroom to lower ground floor, entry phone intercom system and gas central heating.

The property is very convenient for both Kilburn Underground, which is around a 10 minute walk, as well as West Hampstead Jubilee Line (zone 2) which is about a 15 minutes walk and offers an array of shopping facilities. There are also many bus routes including services to Brent Cross Shopping Centre (189), Marble Arch (32), West End (98) Paddington (332) and Victoria (16) which runs along the main Edgware Road/Shoot Up Hill.

It is now a popular destination for a night out as West End Lane provides a large array of trendy bars, cafes and restaurants that come alive at night! This together with a high concentration of fashionable boutiques and quirky shops makes this a superb area to live.

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

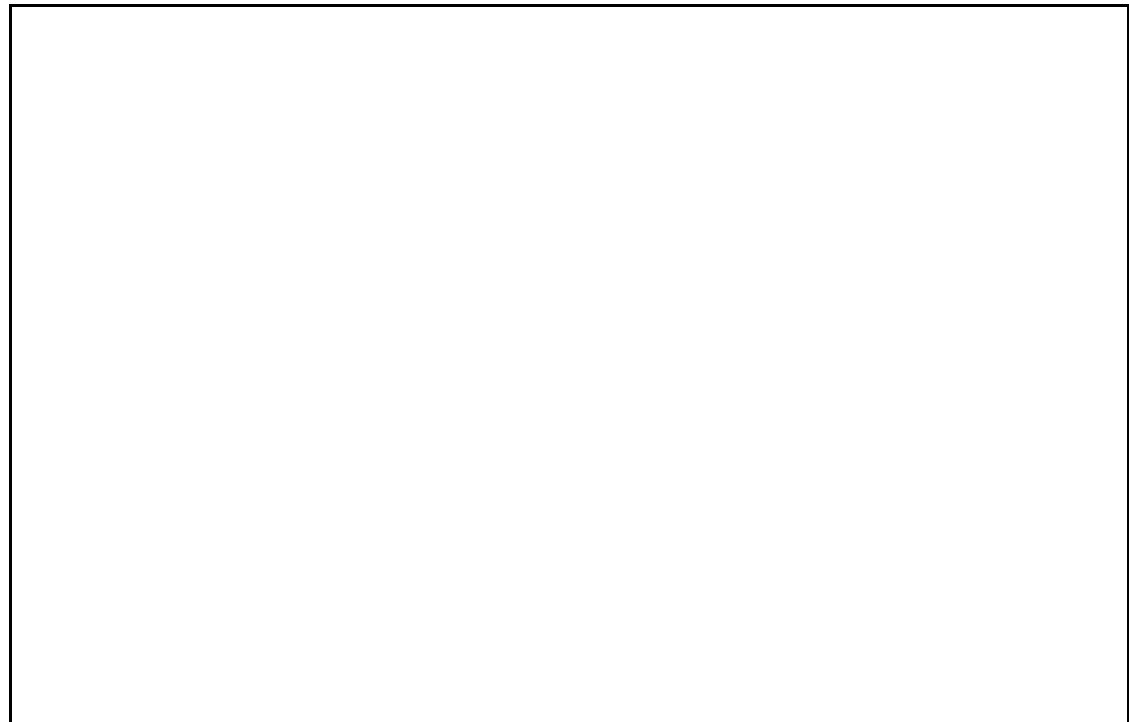
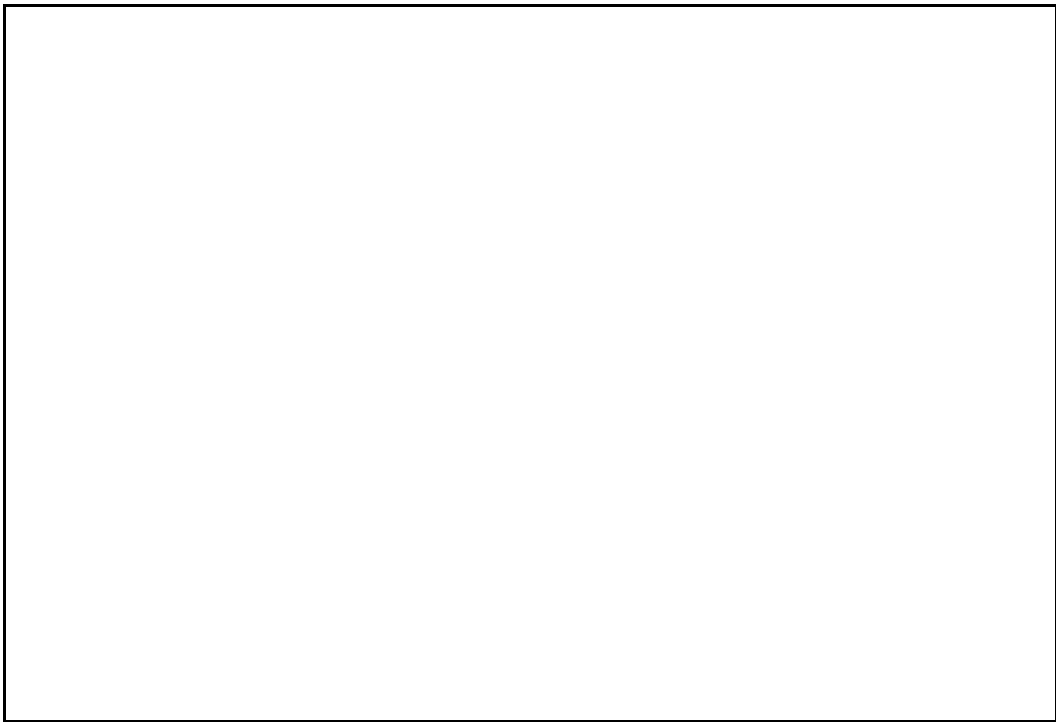


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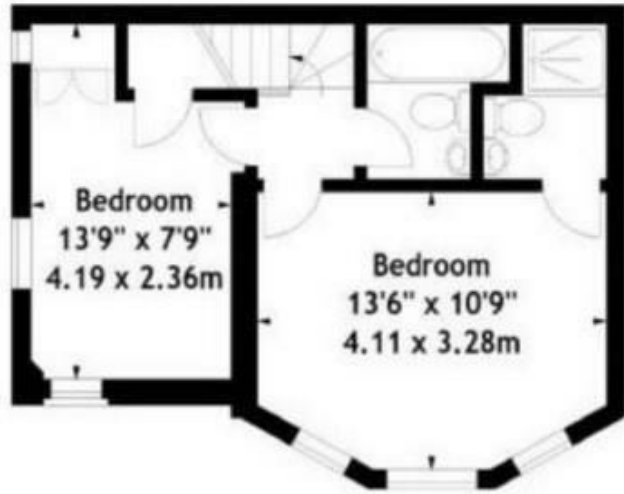
KEY FEATURES

- Modern finish
- Good public transport
- Two double bedrooms
- Open plan reception

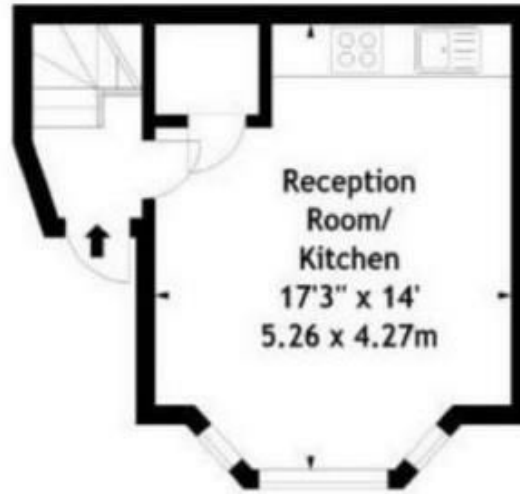




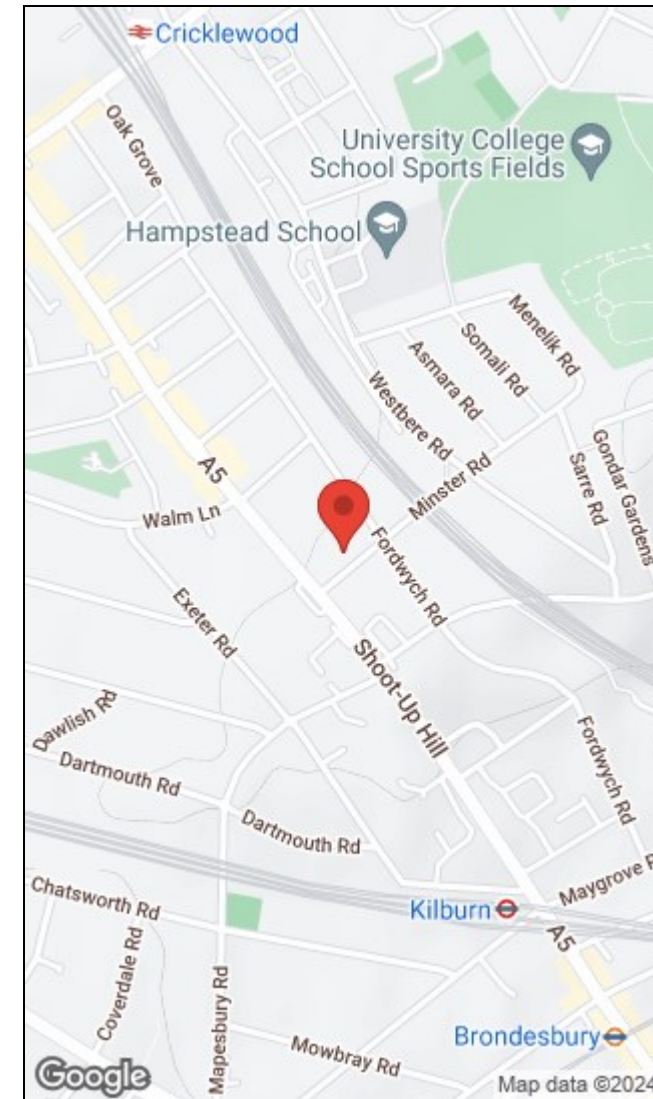
Minster Road, NW2
 Approx. Gross Internal Area
 598 Sq Ft - 55.55 Sq M



Lower Ground Floor 342 sqft



Ground Floor 256 sqft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		72	77
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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