

HUNTERS®  
HERE TO GET you THERE

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HERE TO GET *you* THERE



# Fortune Green Road, London, NW6

## Per Month £2,050 Per Month



This newly renovated first floor apartment is set within a prestigious mansion block conveniently located between the green open spaces of Golders Hill Park and the plethora of shops, bars and restaurants of West Hampstead. Brand new appliances throughout

Offering over 500 sq/ft of internal accommodation, this spacious apartment comprises of a large open plan kitchen/reception with integrated appliances, spacious bedroom with floor to ceiling wardrobes and contemporary shower room, convenient study area and access to well-maintained communal gardens.

The property is conveniently situated for access to the array of excellent shops, cafes and restaurants that both the Finchley Road and West Hampstead have to offer. Brent Cross Shopping Centre, North London's premier shopping destination, is also nearby.

For transport West Hampstead Thameslink is approximately 0.8m away and West Hampstead Overground and Underground Station (Jubilee Line) are approximately 0.8m distant, offering favourable journey times in to the City and West End. Finchley Road & Frognal Overground Station is approximately 0.8m distant.

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

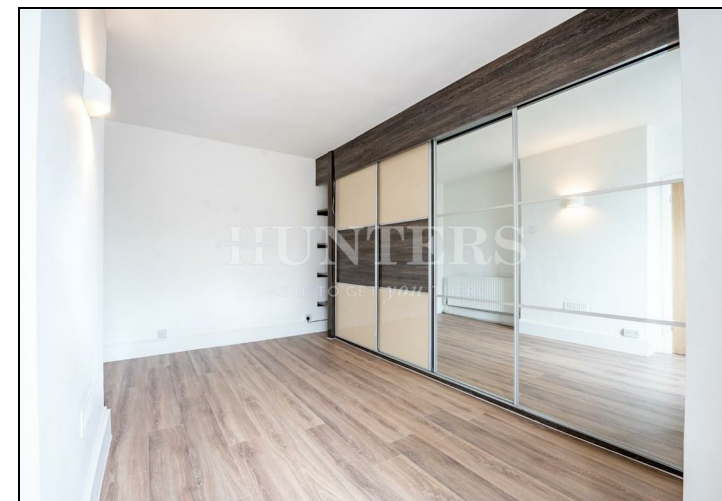


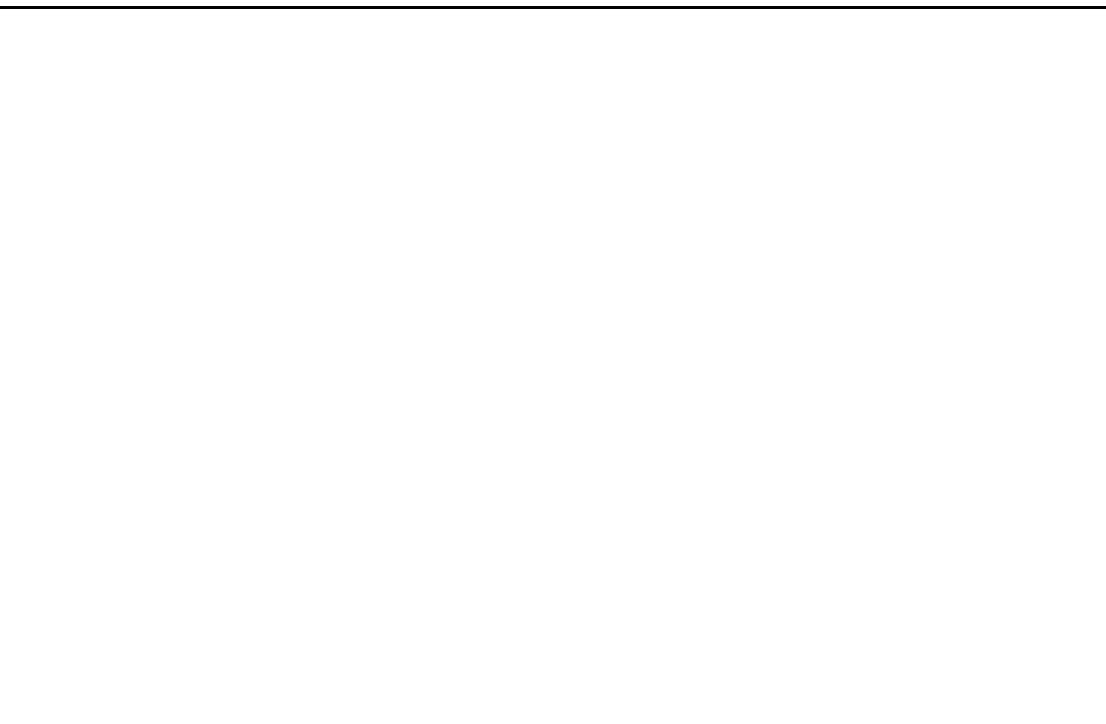
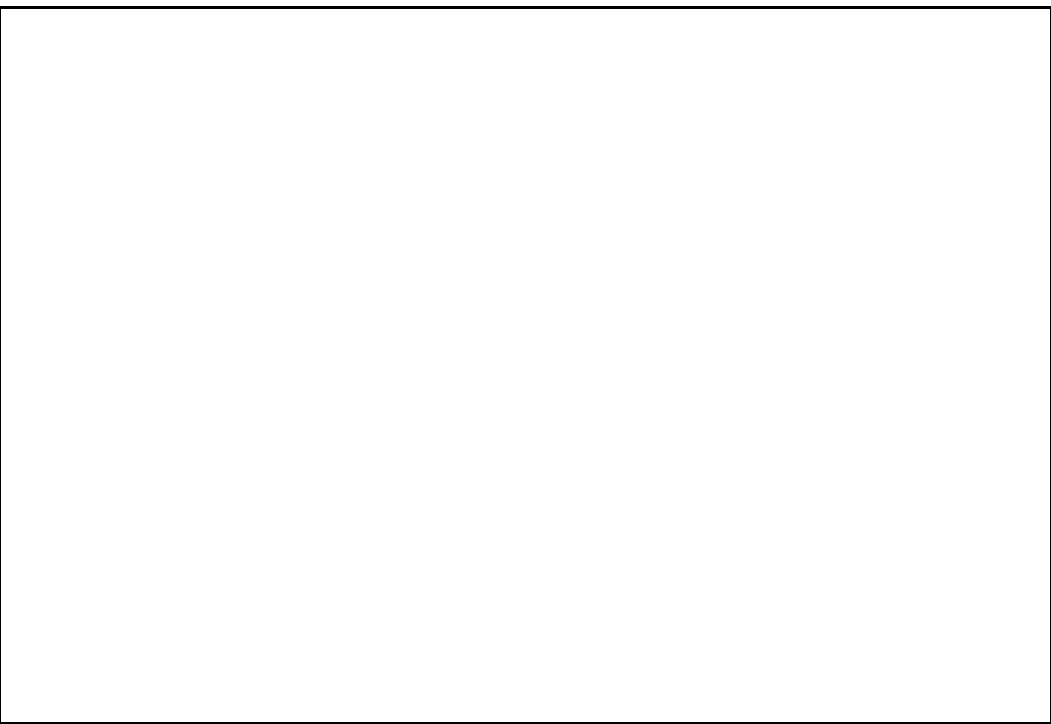
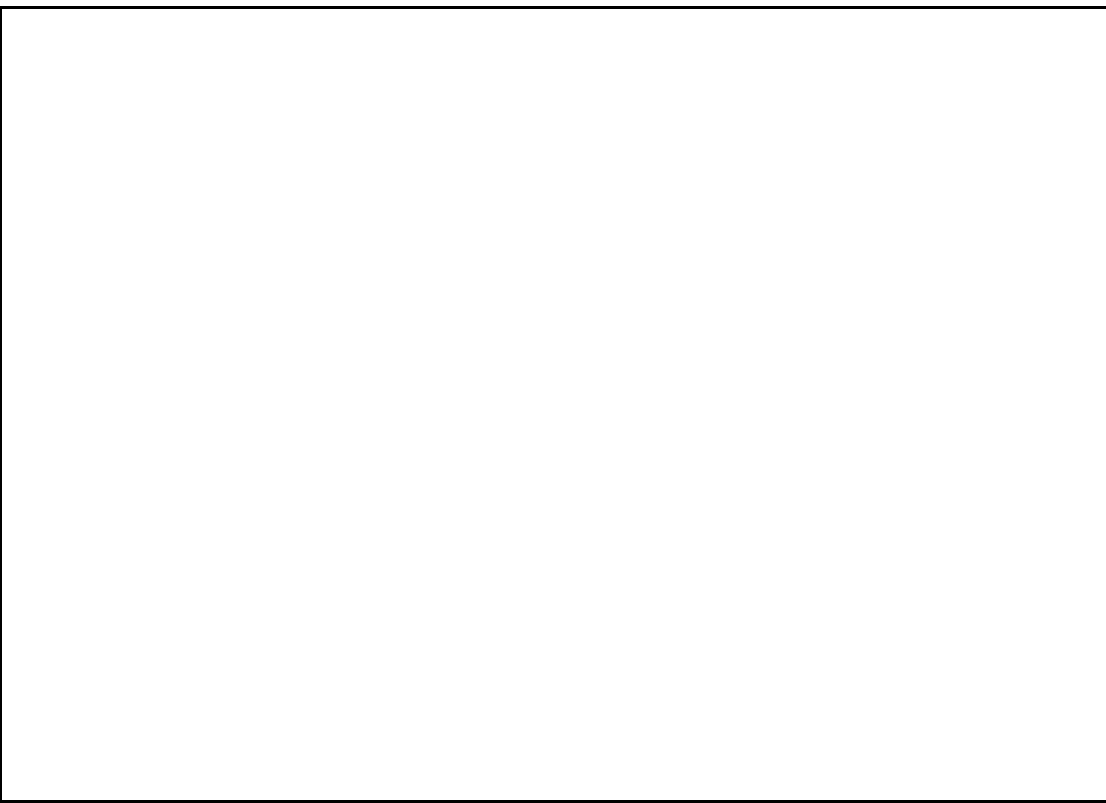
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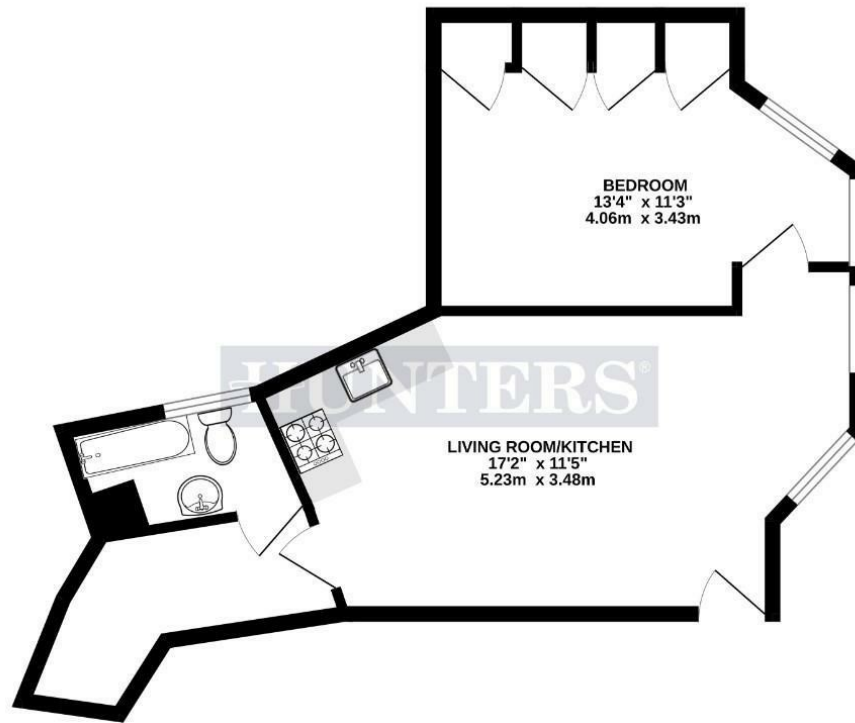
## KEY FEATURES

- Newly Renovated
  - First floor
  - Great Location
- Communal gardens





FIRST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

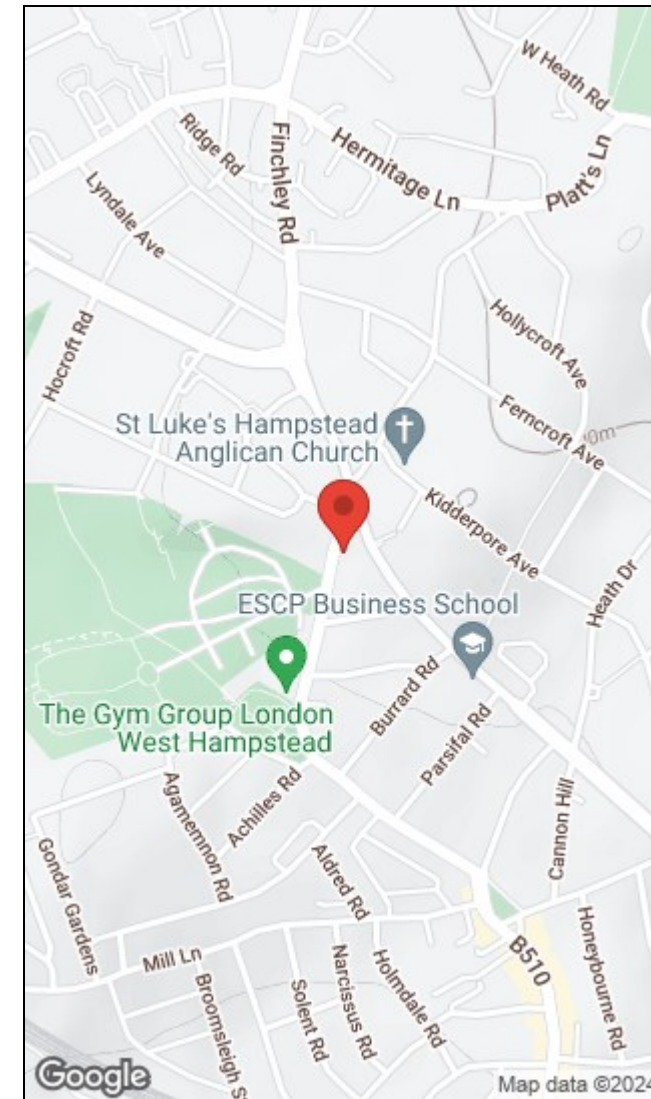


**BEDROOM**  
13'4" x 11'3"  
4.06m x 3.43m

**LIVING ROOM/KITCHEN**  
17'2" x 11'5"  
5.23m x 3.48m

TOTAL FLOOR AREA: 457 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	79
(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	
68	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	79
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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