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

 4  2  2  B

# Westbere Road, West Hampstead, London, NW2

## Per Month £4,950 Per Month



A stunning four bedroom, two bathroom freehold house, over 1900sqft of space, architecturally built, offering a unique synergy of volume and natural light, situated within West Hampstead.

Meticulously designed to complement both sophisticated entertaining and modern family living stand out features include a bespoke Lark and Larks kitchen, granite worktops, toughened glass, underfloor heating to the kitchen, living room and bathrooms, mechanical ventilation heat recovery system, tv recesses and bio ethanol fireplaces, walk on skylights, entry phone system with keypad, advanced security features as standard, including circuit breakers, fire and smoke alarms.

The house offers both informal and formal entertaining space with a large reception room covering the ground floor and the main living area in the lower ground floor comprising a large open plan kitchen, dining and family area with access onto the patio area.

The average new home is up to four times more energy efficient than a traditional second hand home. New homes have excellent insulation and the latest energy saving devices, this means new homes have lower running costs compared to traditional homes meaning new homes are a more eco-friendly way of living.

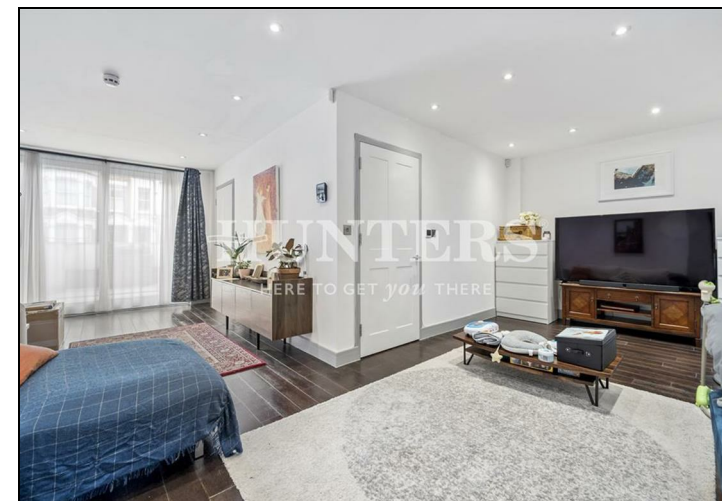
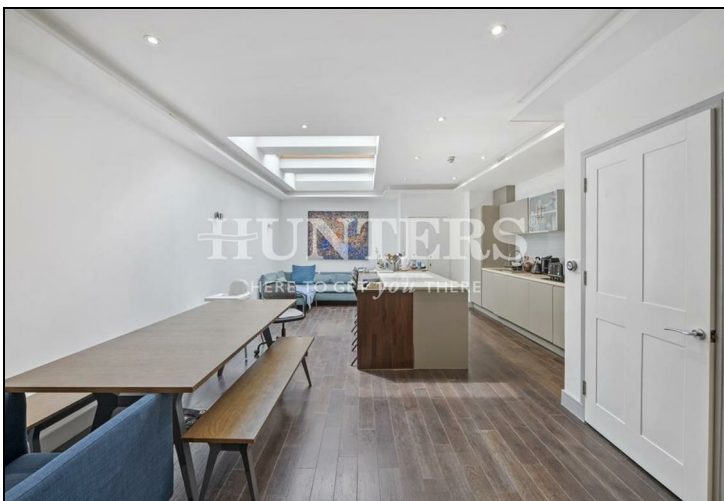
Conveniently built close to shops, of Mill Lane, West End Lane and Kilburn High Road, multiple public transport routes in and out of London, nearest railway station is at West Hampstead, less than a mile away. There are a number of well regarded schools located close to the property.

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

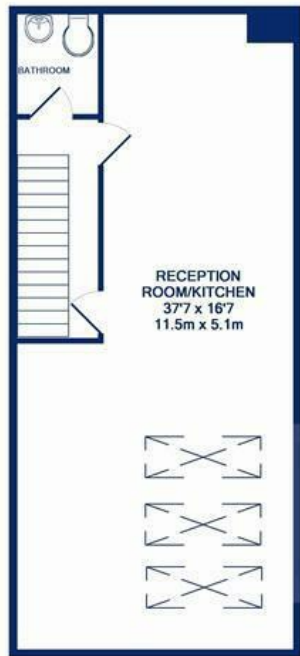


## KEY FEATURES

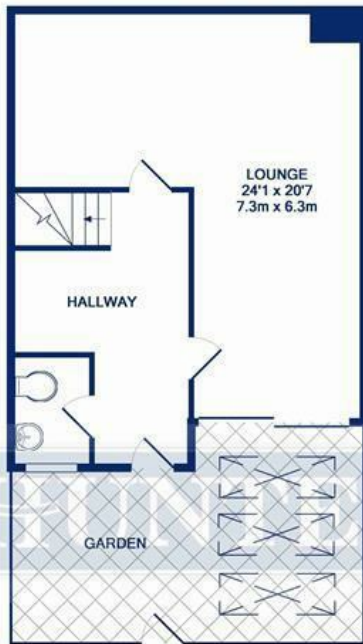
- Four bedrooms
- Two bathrooms
- Private roof terrace
  - Freehold
  - Energy efficient
- New build contemporary design







LOEWER GROUND FLOOR



GROUND FLOOR

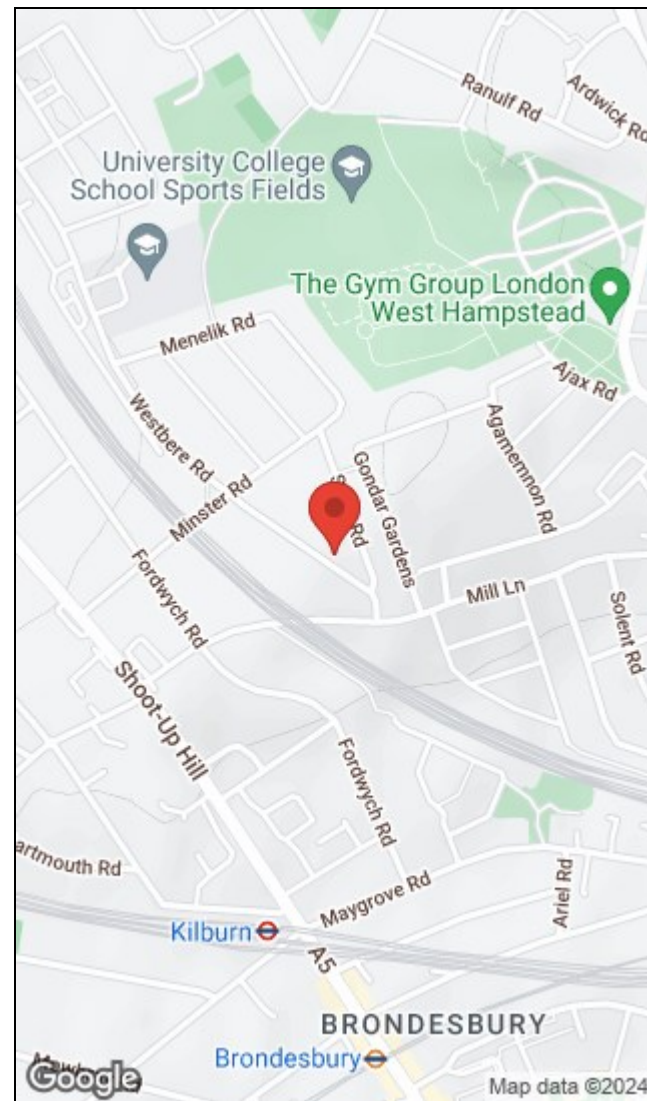


1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1905 SQ.FT. (177.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Metropix GO216.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>87</b>	<b>88</b>	<b>87</b>	<b>87</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			

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