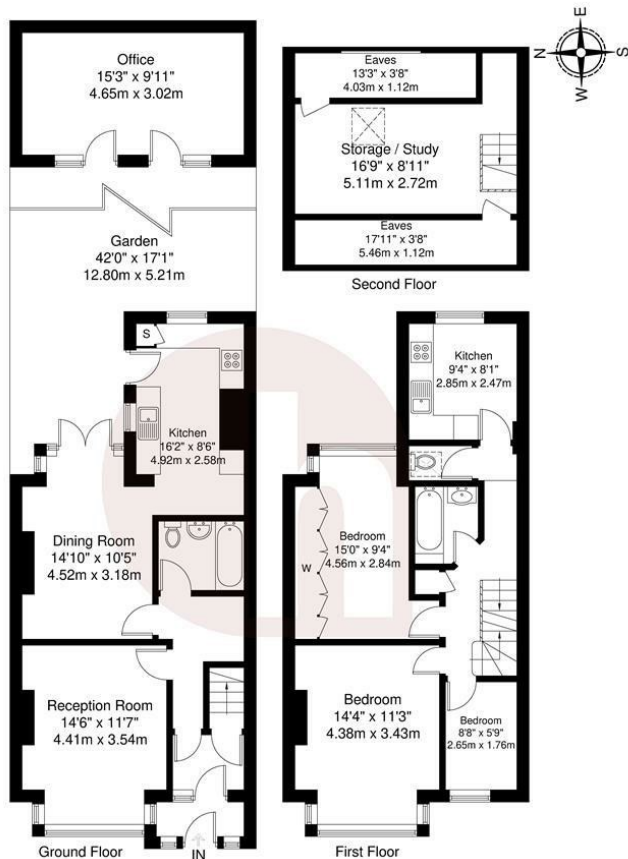




hausman
& holmes

Hamilton Road, NW11

Asking Price £800,000



Hamilton Road, NW11

Total Gross Internal Area = 157.1 sq m / 1691 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



- Ideal for Investors or families
- Large office/Granny Annex
- Access to a multitude of shops

- Arranged as two apartments
- 1691 sq. ft.
- Great transport links



020 8458 8555

57 Golders Green Road

London NW11

info@hausmanandholmes.com

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.