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# Broadfield, Broadhurst Gardens, London, NW6

Asking Price £475,000



Bringing to the market, as sole agents, a three-bedroom maisonette duplex set on the second and third floor of a purpose-built block on Broadhurst Gardens, South Hampstead

Ideally positioned moments from the excellent transport links and amenities of West Hampstead and Finchley Road, the property offers over 872 sq.ft. of internal living space. The property set over two floors includes a generous reception room with space for dining, a fully fitted kitchen, three well-proportioned bedrooms, a modern shower room, and a separate cloakroom. Being sold chain free.

South Hampstead is one of North West London's most sought-after neighbourhoods, renowned for its vibrant village atmosphere, excellent cafés, independent restaurants, boutique shops, and leafy residential streets.

Transport links including the Jubilee Line, Thameslink and Overground services, providing quick and convenient access across London and beyond. The open green spaces of Hampstead Heath are also within easy reach, offering a perfect balance of city living and outdoor lifestyle.

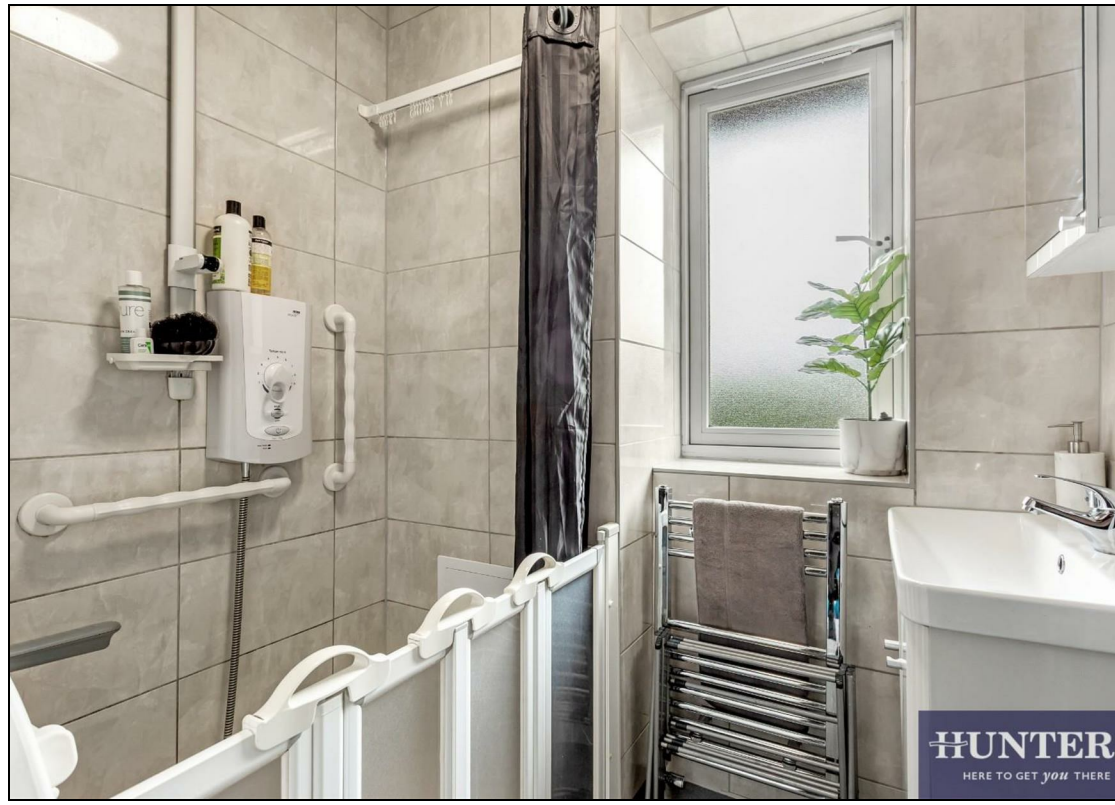
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



## KEY FEATURES

- Three Bedroom Duplex Maisonette
- Over 872 sq.ft. of internal living space
  - Sold chain-free
- Desirable neighbourhood of South Hampstead
- Well-maintained purpose built block
- Parking available to rear of the building

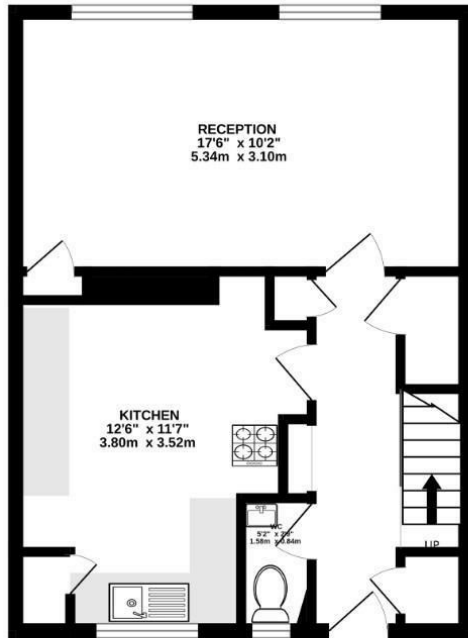




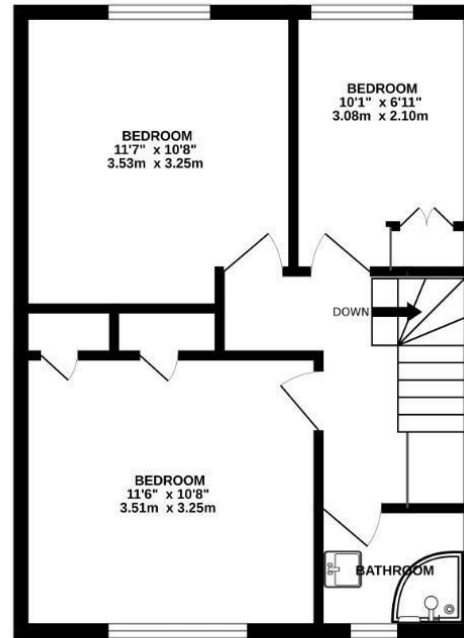
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FIRST FLOOR



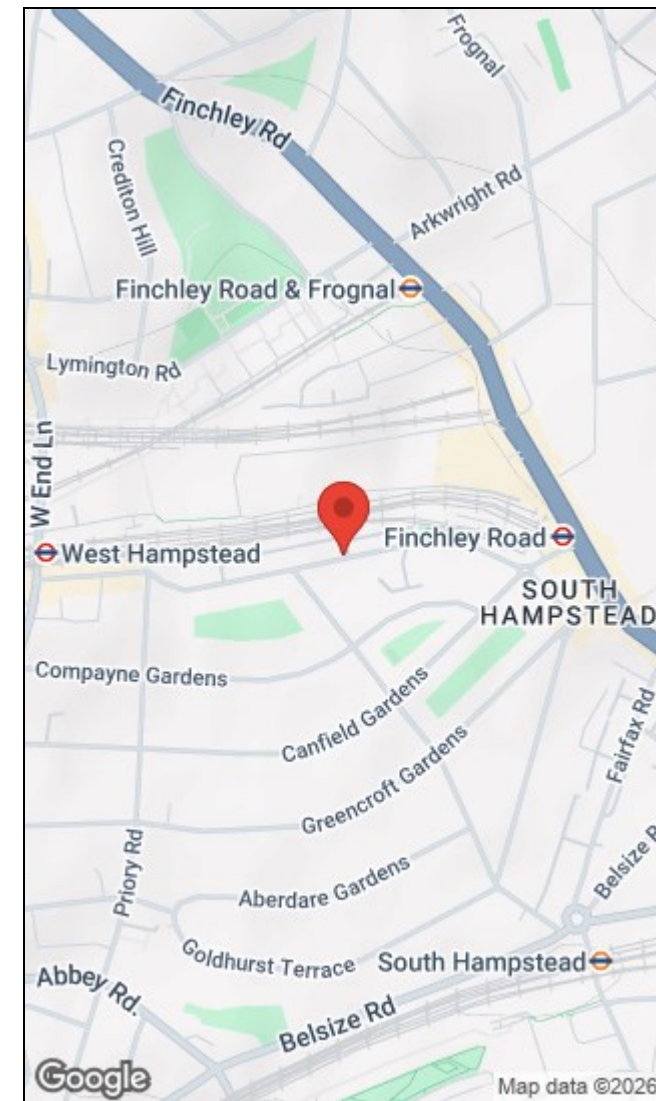
SECOND FLOOR



BROADFIELD NW6

TOTAL FLOOR AREA : 872sq.ft. (81.0 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		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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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