

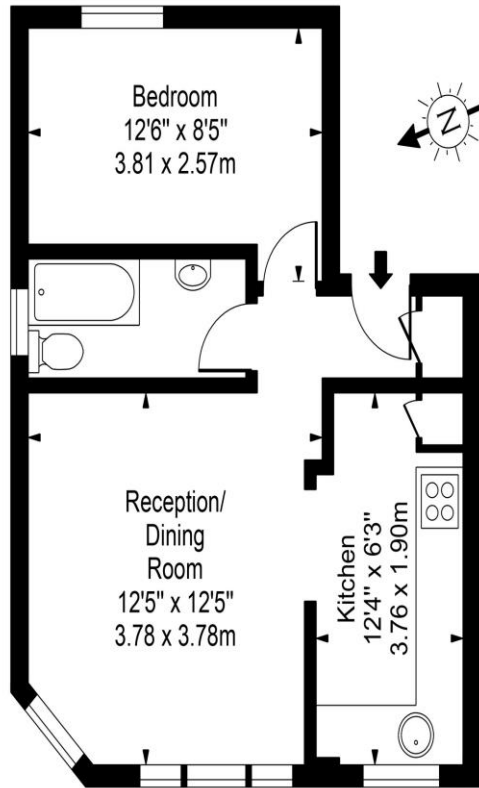


1 Bedroom Apartment  
Ariel Road  
London NW6

- Ideal first time buy
- Close to bars and restaurants
- Hardwood flooring
- Share of freehold

Asking price of £425,000  
LH+ShareFH

# Ariel Road, NW6



Second Floor

Approx Gross Internal Area **400 Sq Ft - 37.16 Sq M**

For Illustration Purposes Only - Not To Scale  
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



Set on the top floor of a well-maintained building, this bright and spacious one-bedroom apartment offers an excellent opportunity for first-time buyers or investors alike. The property features a generous reception room filled with natural light, providing an ideal space for both relaxing and entertaining. A separate, recently fitted kitchen offers modern convenience, while the bathroom benefits from a window, allowing for natural ventilation and light. Further highlights include attractive hardwood flooring throughout, a useful storage cupboard, and additional access to loft storage space.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>63</b>
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