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# Snowman House, Abbey Road, London, NW6

## Asking Price £285,000



Set within the vibrant and highly sought-after Abbey Road area, the property comprises two bedrooms, a dual aspect reception room flooded, and a separate kitchen which provides direct access to a private balcony. Positioned on the fifth floor of a purpose-built block, the apartment is conveniently accessed via lift.

The property would benefit from modernisation, making it an ideal prospect for those looking to put their own stamp on a home and add value.

Abbey Road is renowned for its rich cultural heritage and lively atmosphere. Residents benefit from a wide array of local amenities, including independent shops, cafés, and green spaces, all within easy reach. The area is also exceptionally well connected, with excellent transport links providing swift and convenient access across London.

### Room Dimensions:

Reception: 19'3" × 10'3" (5.86 m × 3.13 m)

Bedroom 1: 14'11" × 9'9" (4.55 m × 2.98 m)

Bedroom 2: 14'11" × 7'4" (4.55 m × 2.23 m)

Kitchen: 12'2" × 6'10" (3.71 m × 2.09 m)

Balcony: 6'10" × 5'2" (2.09 m × 1.58 m)

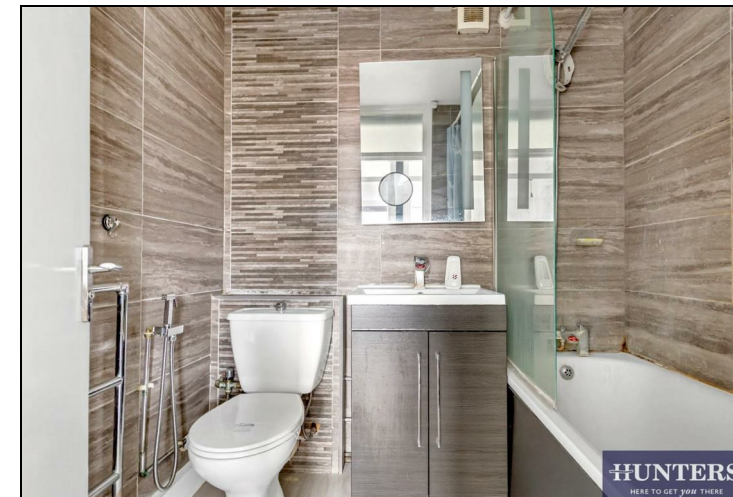
Service Disclaimer stating "All services/appliances have not, and will not be tested."

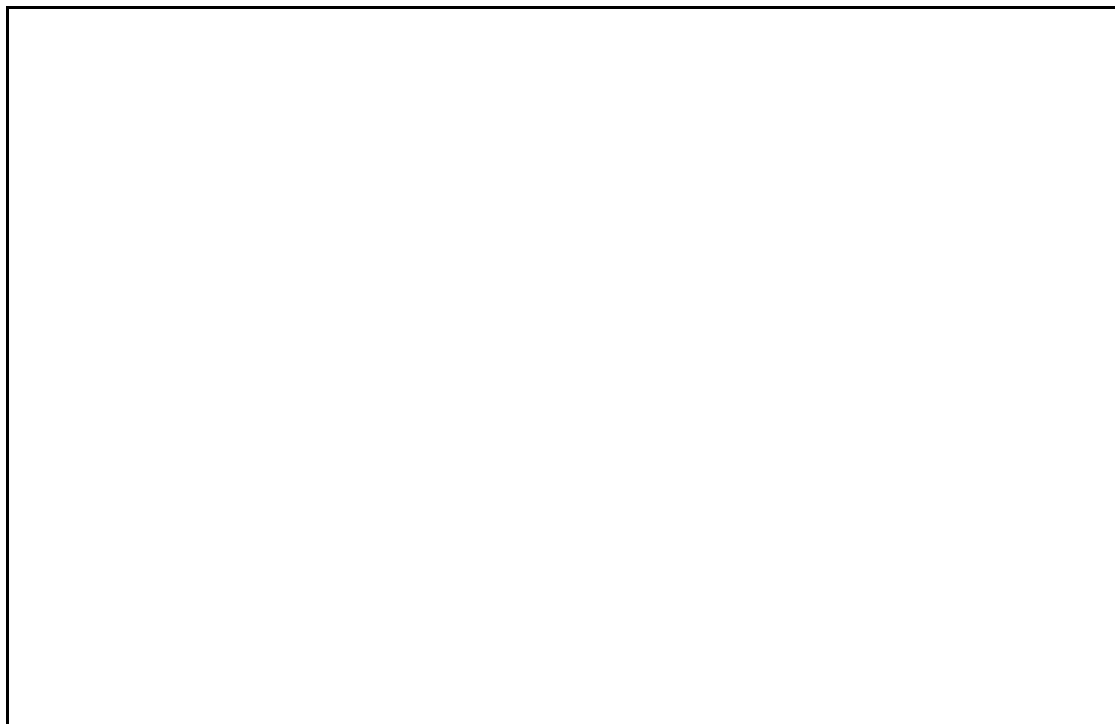
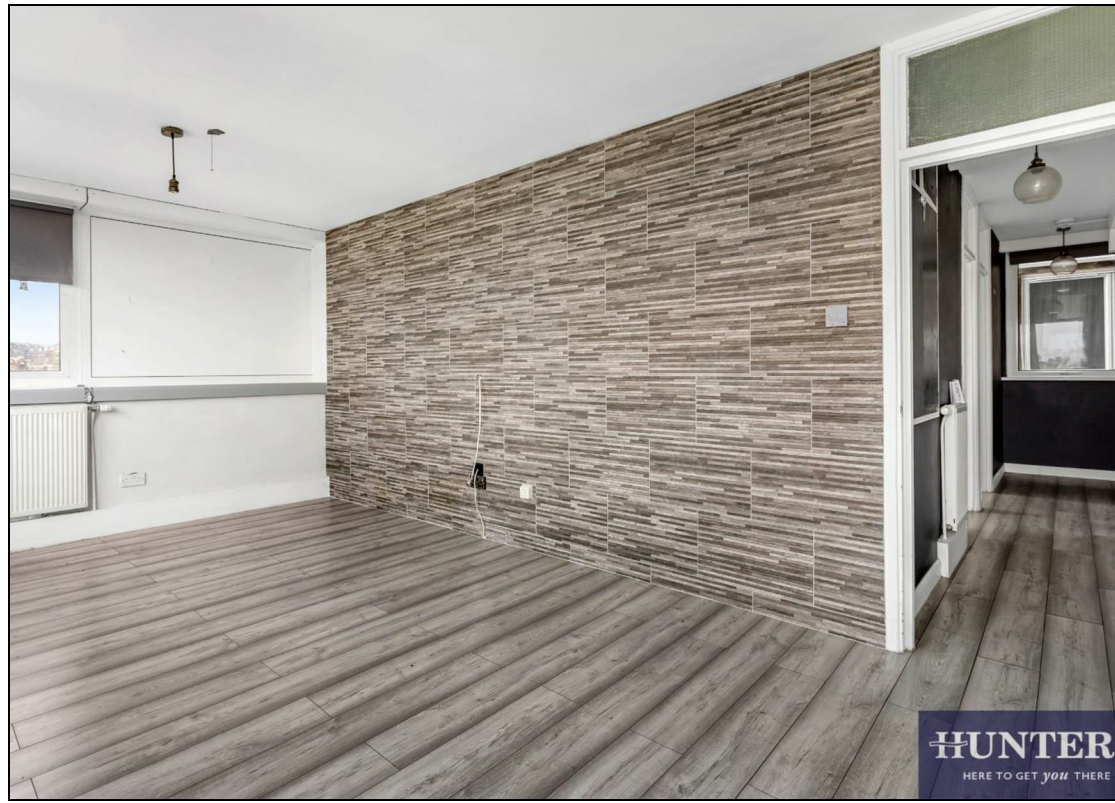
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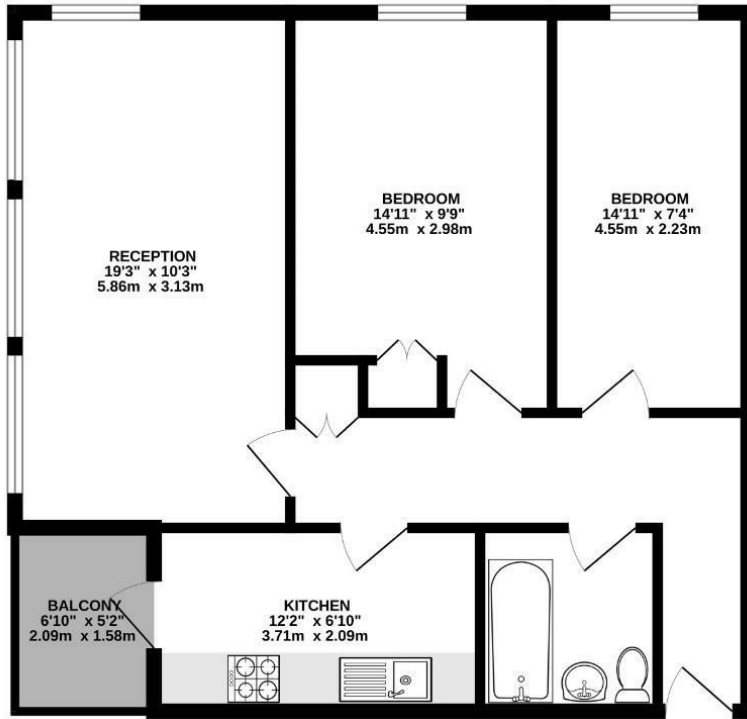
## KEY FEATURES

- Bright and spacious reception room
- Separate kitchen with direct access to a private balcony
  - Sold as seen
- Close to a wide range of local amenities,
- Close to a wide range shops, cafés, and green spaces
- Excellent transport links providing easy access across London
- Over 678 sq.ft over internal living space
  - Lift access for convenience



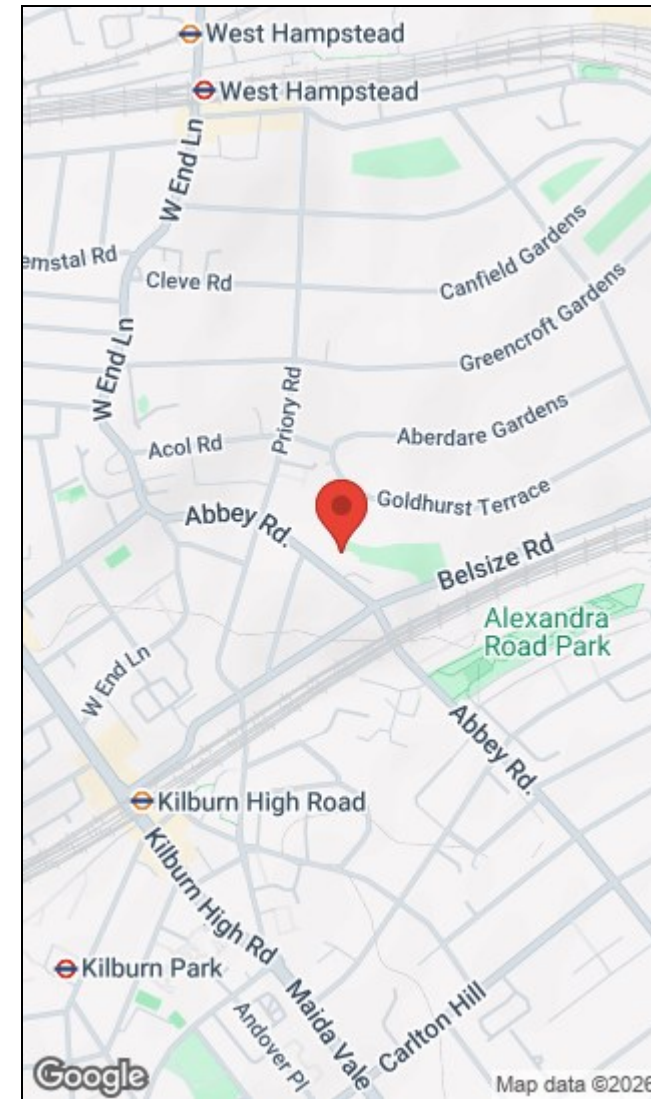


FIFTH FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA - 678 sq.ft. (63.0 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 misstatement. 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	
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
	73	74	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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