



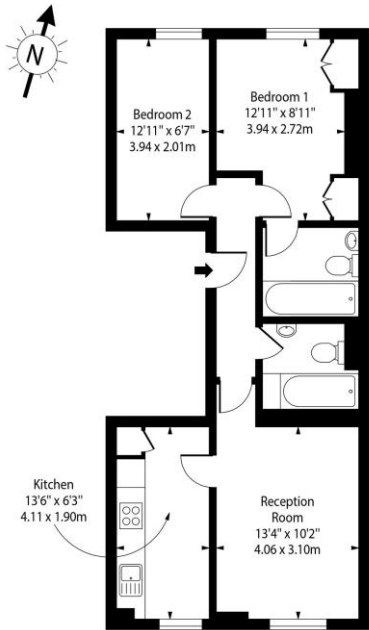
2 Bedroom 2 Bath
Iverson Road
London NW6

- Period Conversion
- Two Beds
- Two Baths

- Two Beds
- Extremely Close to Transport

Auction guide price of £360,000
Leasehold

Iverson Road,
West Hampstead, NW6



First Floor

Approx Gross Internal Area 590 Sq Ft - 54.81 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

We are delighted to offer for SALE, by The Modern Way of Auction, a lovely first floor flat that is located a stone's throw from all the amenities of Kilburn High Road and within a four minute walk to either Kilburn tube(Jubilee) or Brondesbury Overland. Two double beds and Two bathrooms both with Bathtubs (One Ensuite), Wood floors in reception and hallway, Lots of natural light, Separate fully fitted eat in kitchen with new modern white gloss units with oven, hob, dishwasher and washing machine, Long Lease Ideal 1st Time Buyer or Rental Investor. Iverson Road is a pleasant residential area close to the amenities of West Hampstead, Queen's Park, Maida Vale and Swiss Cottage. West Hampstead Station (Jubilee line and National Rail) is close by for links throughout the City and West End. Call to arrange a viewing.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.