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# Maygrove Road, West Hampstead, London, NW6

## Offers In Excess Of £700,000



Bringing to the market this beautifully presented two bedroom garden apartment set within an attractive period conversion, benefitting from a private south-facing garden, its own private entrance and excellent potential to extend, STPP.

The accommodation comprises a bright bay-fronted reception room with a charming wood-burning stove, a spacious fully fitted kitchen, two generous double bedrooms and a modern three-piece bathroom. Both the kitchen and principal bedroom provide direct access to the private south-facing garden, featuring a decked terrace leading onto a secluded lawn bordered by trees.

Further benefits include high ceilings, retained period features and being a share of freehold.

Ideally located on the sought-after Maygrove Road, the property is within easy reach of West Hampstead's Jubilee, Thameslink and Overground stations, as well as Kilburn Underground and Brondesbury Overground. An excellent selection of cafés, restaurants, shops and highly regarded schools can all be found nearby.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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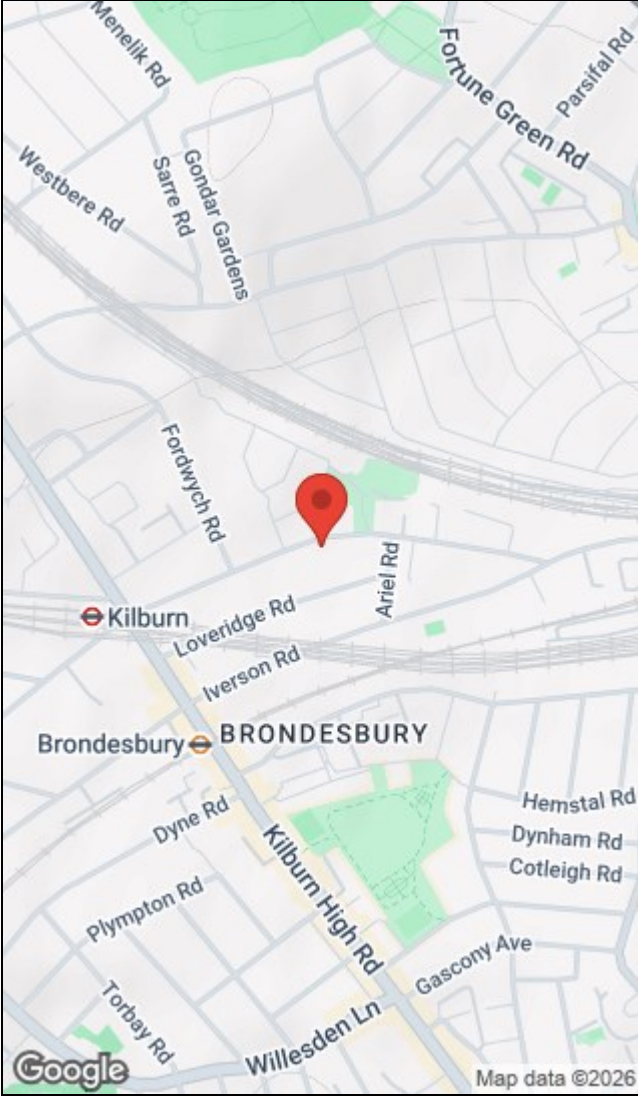
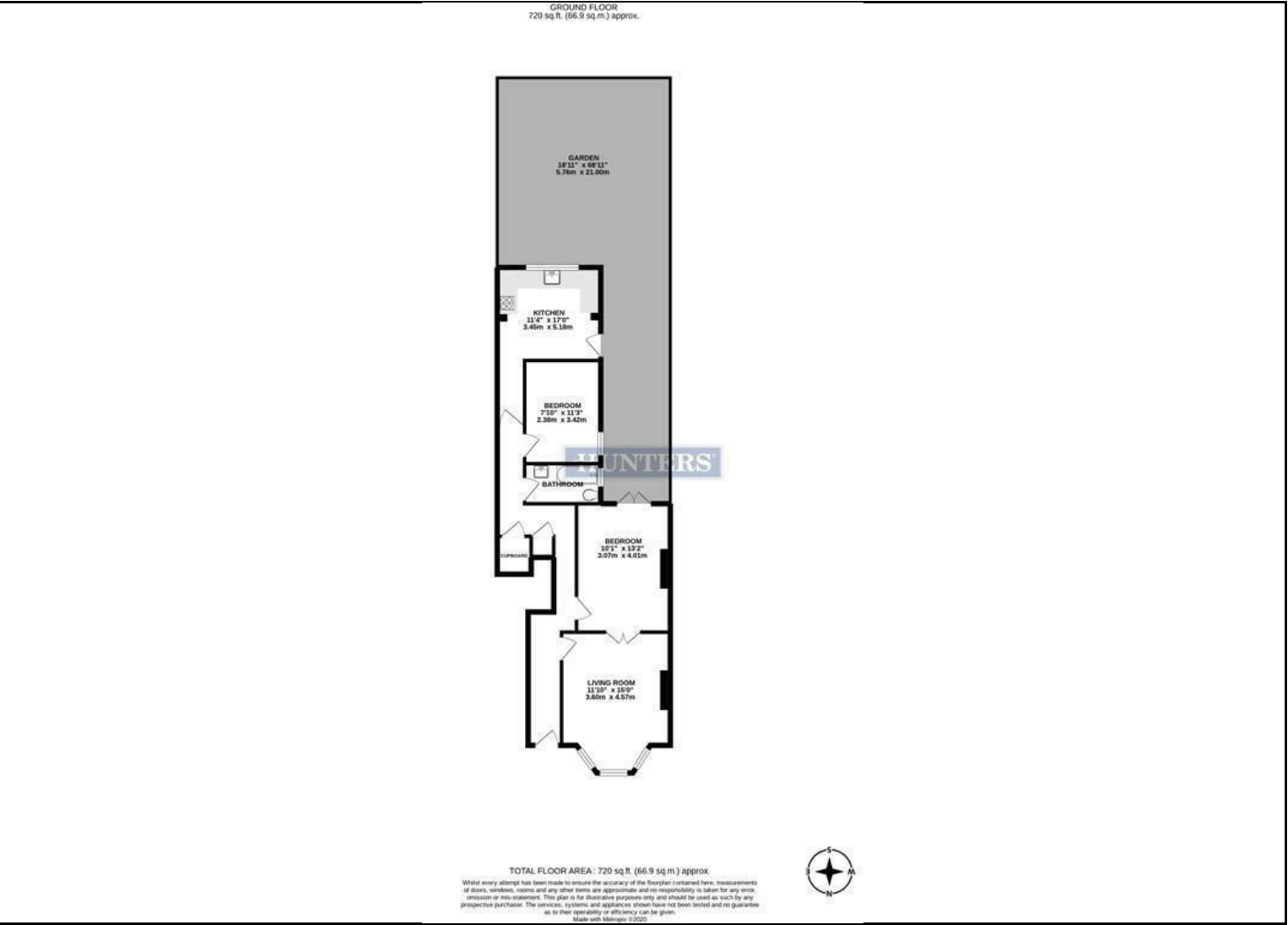
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## KEY FEATURES

- Two Bedroom West Hampstead Garden Apartment
  - Private entrance
  - Private large South-facing garden
- Over 720 sq.ft. of internal living space
  - Short walk to West Hampstead's Thameslink, Jubilee Line, & Overground
  - Potential to extend STPP







| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                    |         |                         |
|---------------------------------------------|---------|------------------------------------------------|--------------------|---------|-------------------------|
|                                             | Current | Potential                                      |                    | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                |                    |         |                         |
| (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 |         |                                                |                    |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales    |         | EU Directive 2002/91/EC |

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