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Hillsborough Court, Mortimer Crescent, London, NW6 Asking Price £325,000



A well presented two bedroom apartment set on the second floor of a Neo-Tudor building, erected on the historic site of Mortimer Crescent, famously associated with George Orwell.

The apartment comprises two bedrooms, a shower room, separate kitchen to reception set over 422 square footage of living space. The building also benefits from an internal courtyard, two lifts, and a porter.

Conveniently located in Mortimer Crescent. Just 0.2 miles from Kilburn High Road Station, 0.3 miles from Kilburn Park Station and 1.2 miles from the vibrant St Johns Wood High Street offering an array of boutiques, cafés and the serene Regent's Park.

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



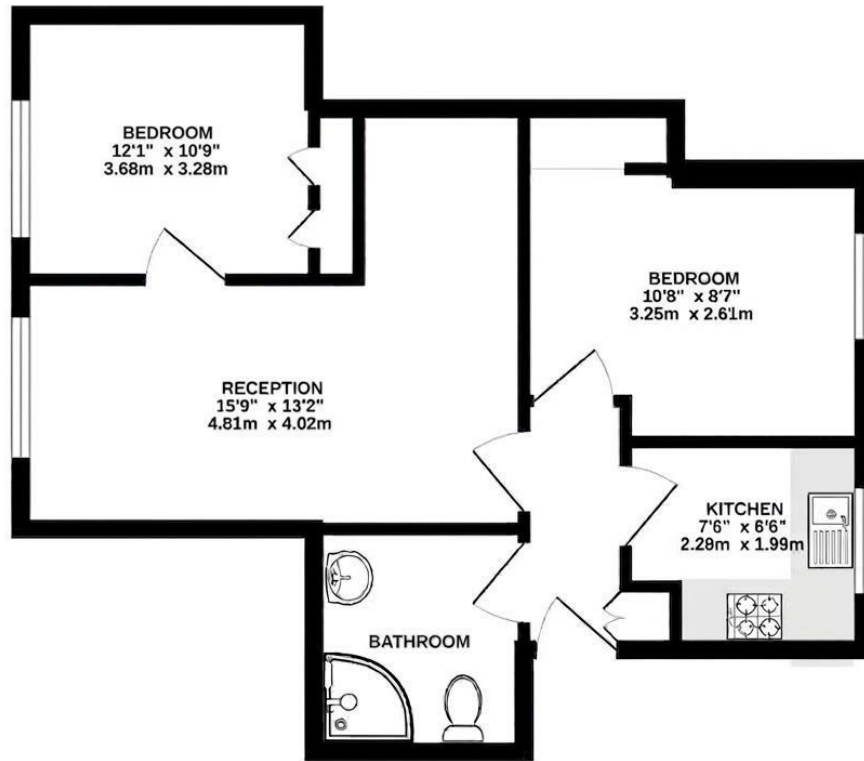
KEY FEATURES

- Two Bedroom Second Floor Purpose Built Apartment
- Well-maintained residential building
 - Recently renovated communals
 - Residents' courtyard
 - Portered & lift access
- Short walk to local high street and transport links into the city

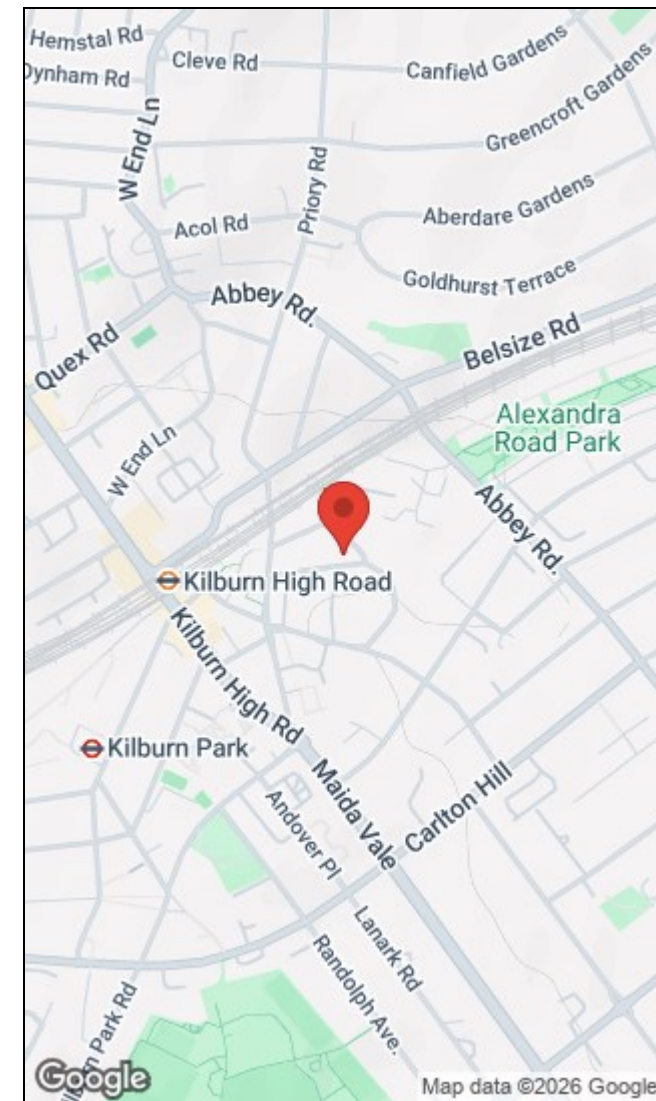




SECOND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 422 sq.ft. (39.2 sq.m.) approx.
Useful outlet contracts that result in errors for accuracy of the floor area measurement. Please, manufacturers of data, architects, surveyors and other users, and appraisers or other professionals in the area of the, order in or the use of the. This group is for the data provided and is not to be used for any purpose other than the intended use. The data is provided for information only and is not to be used for any purpose other than the intended use. All in data records or other use can be given. About the data: 12/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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