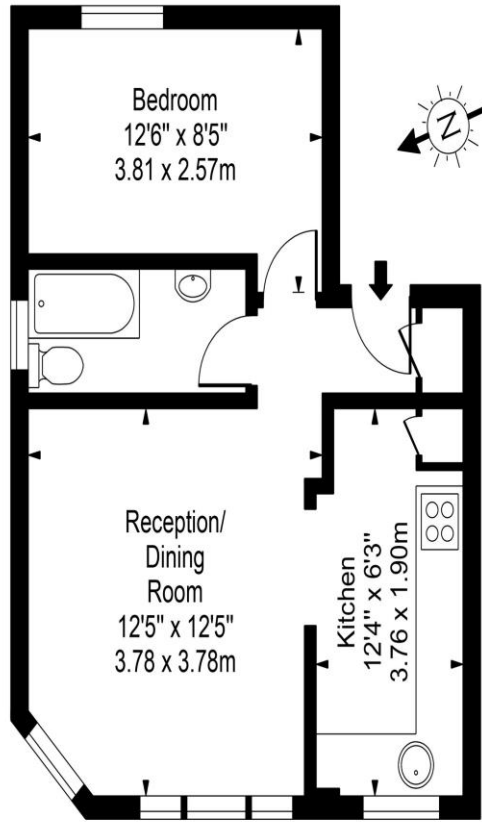


1 Bed Apartment  
Ariel Road  
London NW6

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

Offers in excess of £400,000  
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)



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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.