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# Tollhurst Drive, London, London

## Asking Price £350,000



This superbly located two double bedroom duplex apartment offers spacious accommodation close to Queens Park.

With an internal area consisting of 815 square foot this home has a separate kitchen, two double bedrooms, family bathroom, separate WC and your own private balcony. This property is being sold chain free and is perfect for investors & first time buyers.

Tollhurst Drive is Ideally located for easy access to the many shops, cafés and bars on the vibrant Salisbury Road and close to Queens Park Bakerloo line

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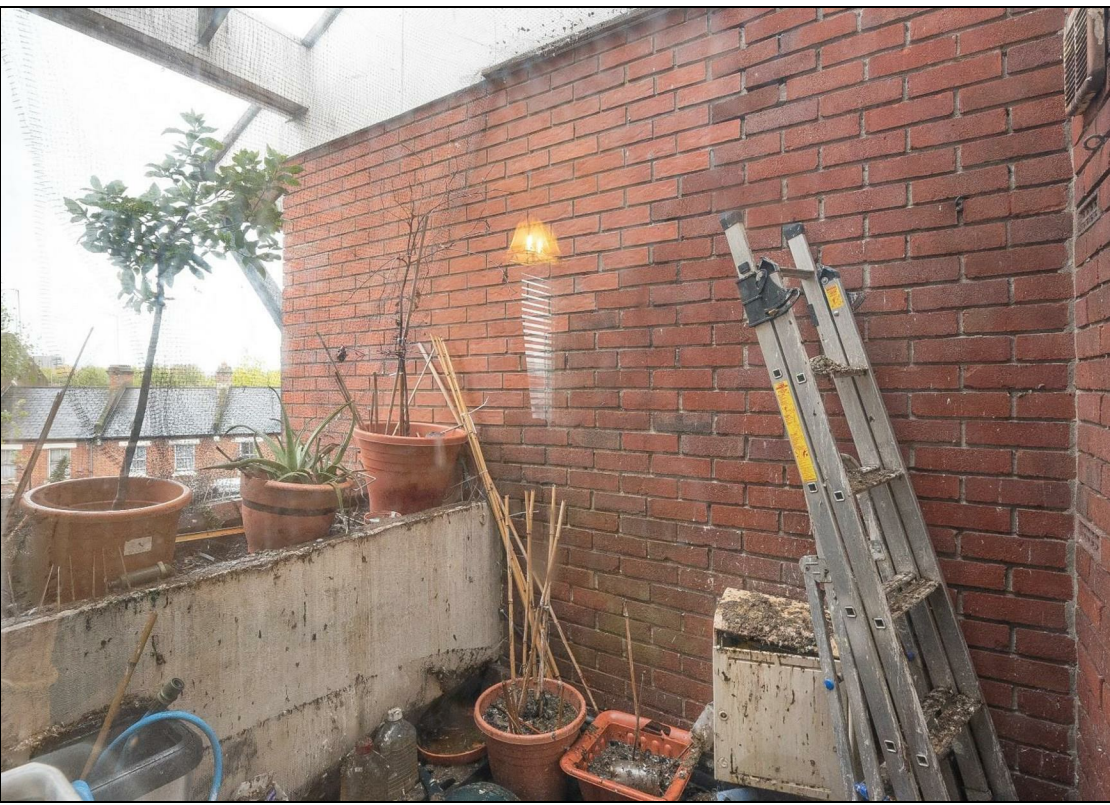


## KEY FEATURES

- 815sqft of Internal Living Space
  - Sold Chain Free
  - Duplex
- Two Double Bedrooms
- Seperate Kitchen
- Guest WC
- Close to Queens Park Station

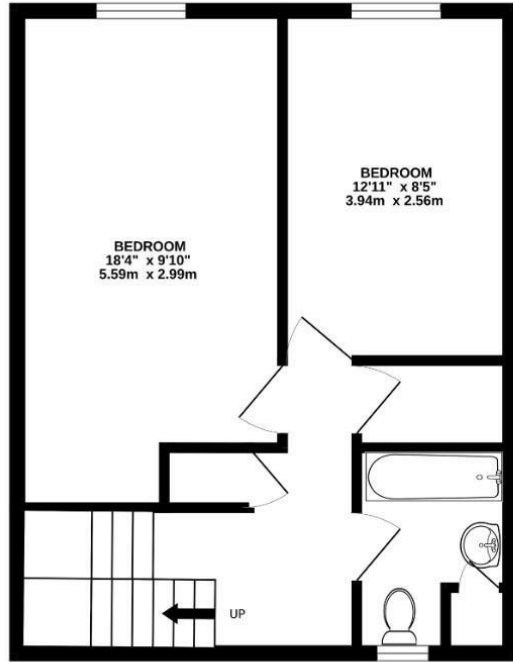




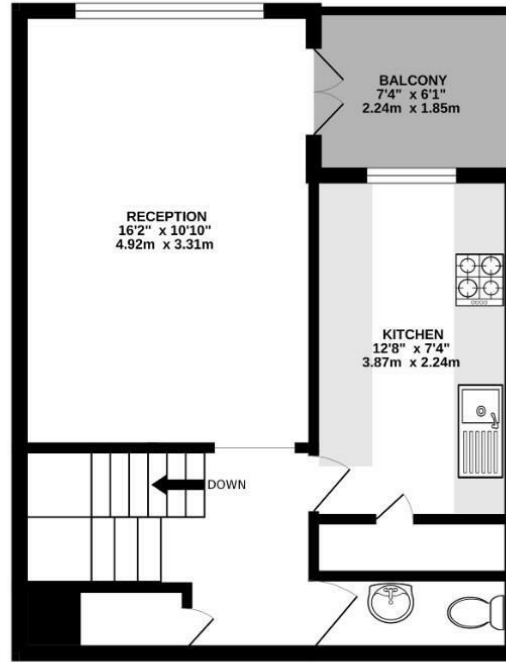




FIRST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

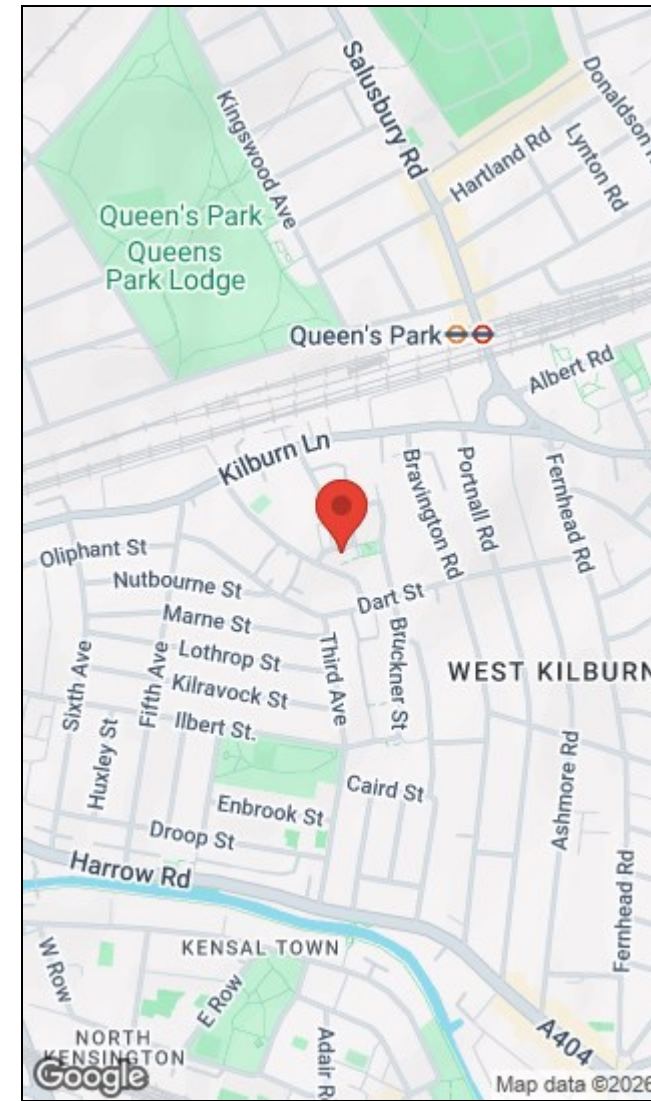


1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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 mis-statement. 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                    |   | 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
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