



P  
CA P  
Max 347

**HAMPTONS**  
INTERNATIONAL

# Crediton Hill, London, NW6

Guide Price £600,000

2 bedrooms, reception room, kitchen, bathroom, 49' private garden, backing onto tennis club..



## Description

A fantastic refurbishment opportunity of a ground floor 2 bedroom apartment with a wonderful 49' private rear garden, in this prime West Hampstead address backing onto Cumberland Lawn Tennis Club.

## Situation

This exceptionally popular residential turning is situated just off the top of West End Lane. The local shopping, transport and leisure amenities of both West Hampstead and Finchley Road are readily available, whilst Hampstead itself is within striking distance.

## Local Authority

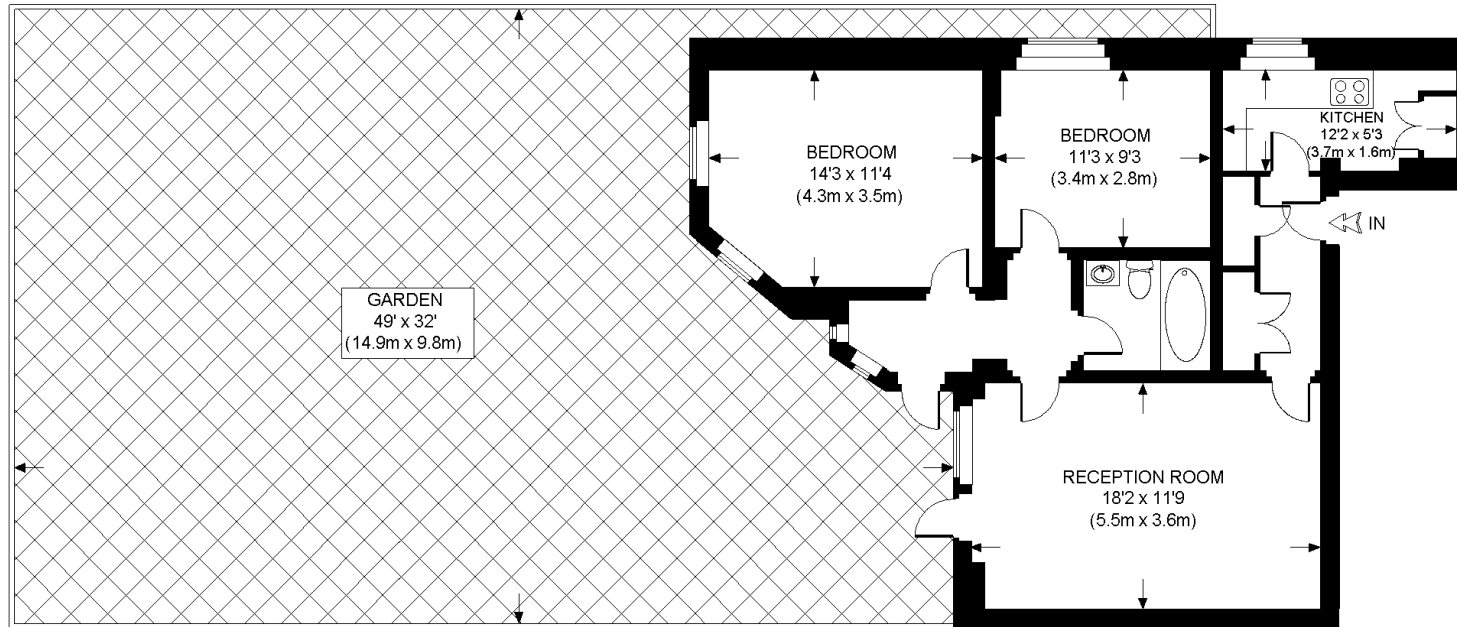
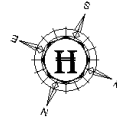
London Borough Of Camden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
			60
		34	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	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			
			57
		32	
EU Directive 2002/91/EC			

## CREDITON HILL



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 721 SQ FT

APPROXIMATE GROSS INTERNAL AREA = 721 SQ.FT. (67 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon it. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



---

**Viewing strictly by appointment only.**

**Hamptons Hampstead**

21 Heath Street  
Hampstead, London, NW3 6TR

Sales. 020 7794 8222  
hampstead@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

I20I3II342

**HAMPTONS**  
INTERNATIONAL