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HERE TO GET *you* THERE



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# Milne Building, Heritage Lane, London, NW6

£750,000

**HUNTERS**<sup>®</sup>  
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A beautifully presented fourth-floor, two-bedroom apartment set within the highly sought-after West Hampstead Square development. The property benefits from a generous wrap-around balcony, offering far-reaching views across the London skyline, with the Shard visible from the living area.

The apartment features a spacious open-plan living and dining area, flooded with natural light from dual-aspect floor-to-ceiling windows. There are two well-proportioned bedrooms with built-in storage, including a principal bedroom with an en-suite.

Finished to a high specification throughout, the apartment includes integrated appliances, parquet-style wooden flooring, comfort cooling and heating, and a video intercom system. The expansive balcony provides an excellent outdoor space with panoramic views over both the city and surrounding suburbs.

Ideally positioned in the heart of West Hampstead, the development is moments from exceptional transport links, including West Hampstead Jubilee Line station (Zone 2), West Hampstead Overground (Mildmay Line) and the well connected Thameslink route providing direct trains to both London's Luton & Gatwick Airports, as well as only 10 mins to St Pancras International for Eurostar services to the Continent

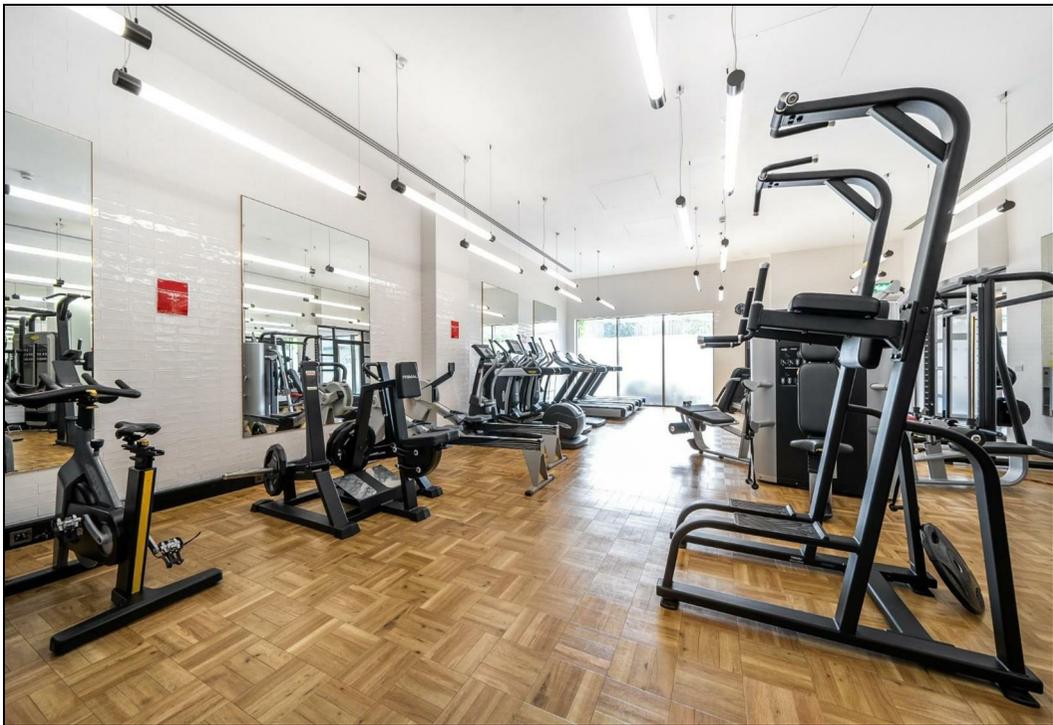
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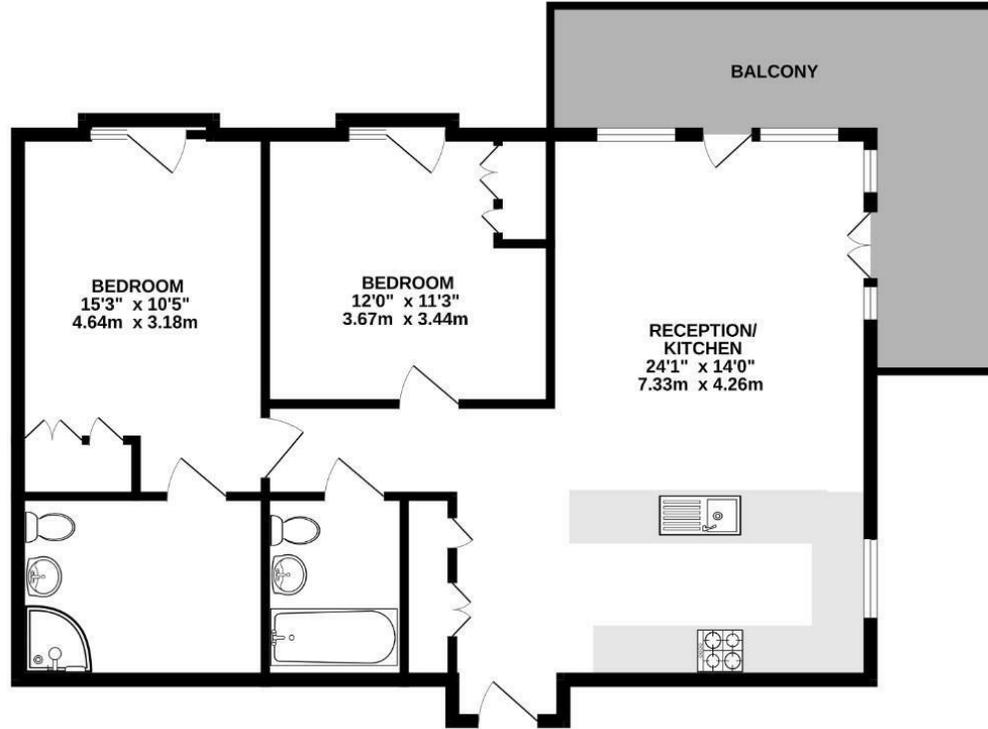
## KEY FEATURES

- Two Bedroom Fourth Floor Apartment
  - Two Bathroom
  - Concierge
  - Wrap-around South balcony
- Over 868 sq.ft. of internal living space
  - High specification
  - Lift access
- 10 mins to St Pancras (Eurostar); direct connections to both London Luton & London Gatwick Airports
- Gym access, steam and sauna rooms



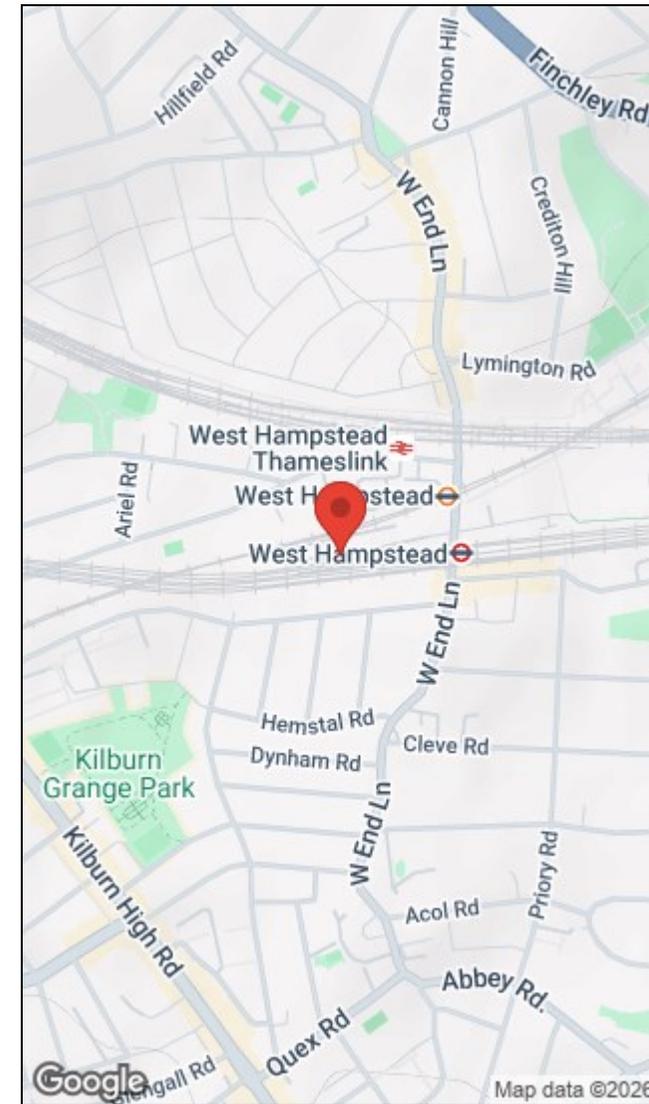


**FOURTH FLOOR**  
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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   |                    | Environmental Impact (CO <sub>2</sub> ) Rating        |                    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
|--|--------------------|---|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|
| Current  | Potential          | Current   | Potential          |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| Very energy efficient - lower running costs  |                    |   |                    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| Very environmentally friendly - lower CO <sub>2</sub> emissions  |                    |   |                    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| <table border="0"> <tr> <td style="text-align: center;">(92 plus) <b>A</b></td> </tr> <tr> <td style="text-align: center;">(81-91) <b>B</b></td> <td style="text-align: center;">(81-91) <b>B</b></td> <td style="text-align: center;">(81-91) <b>B</b></td> <td style="text-align: center;">(81-91) <b>B</b></td> </tr> <tr> <td style="text-align: center;">(69-80) <b>C</b></td> <td style="text-align: center;">(69-80) <b>C</b></td> <td style="text-align: center;">(69-80) <b>C</b></td> <td style="text-align: center;">(69-80) <b>C</b></td> </tr> <tr> <td style="text-align: center;">(55-68) <b>D</b></td> <td style="text-align: center;">(55-68) <b>D</b></td> <td style="text-align: center;">(55-68) <b>D</b></td> <td style="text-align: center;">(55-68) <b>D</b></td> </tr> <tr> <td style="text-align: center;">(39-54) <b>E</b></td> <td style="text-align: center;">(39-54) <b>E</b></td> <td style="text-align: center;">(39-54) <b>E</b></td> <td style="text-align: center;">(39-54) <b>E</b></td> </tr> <tr> <td style="text-align: center;">(21-38) <b>F</b></td> <td style="text-align: center;">(21-38) <b>F</b></td> <td style="text-align: center;">(21-38) <b>F</b></td> <td style="text-align: center;">(21-38) <b>F</b></td> </tr> <tr> <td style="text-align: center;">(1-20) <b>G</b></td> <td style="text-align: center;">(1-20) <b>G</b></td> <td style="text-align: center;">(1-20) <b>G</b></td> <td style="text-align: center;">(1-20) <b>G</b></td> </tr> </table> |                    |   |                    | (92 plus) <b>A</b> | (92 plus) <b>A</b> | (92 plus) <b>A</b> | (92 plus) <b>A</b> | (81-91) <b>B</b> | (81-91) <b>B</b> | (81-91) <b>B</b> | (81-91) <b>B</b> | (69-80) <b>C</b> | (69-80) <b>C</b> | (69-80) <b>C</b> | (69-80) <b>C</b> | (55-68) <b>D</b> | (55-68) <b>D</b> | (55-68) <b>D</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (39-54) <b>E</b> | (39-54) <b>E</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (21-38) <b>F</b> | (21-38) <b>F</b> | (21-38) <b>F</b> | (1-20) <b>G</b> | (1-20) <b>G</b> | (1-20) <b>G</b> | (1-20) <b>G</b> |
| (92 plus) <b>A</b>   | (92 plus) <b>A</b> | (92 plus) <b>A</b>                                    | (92 plus) <b>A</b> |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| (81-91) <b>B</b>   | (81-91) <b>B</b>   | (81-91) <b>B</b>                                      | (81-91) <b>B</b>   |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| (69-80) <b>C</b>   | (69-80) <b>C</b>   | (69-80) <b>C</b>                                      | (69-80) <b>C</b>   |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| (55-68) <b>D</b>   | (55-68) <b>D</b>   | (55-68) <b>D</b>                                      | (55-68) <b>D</b>   |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| (39-54) <b>E</b>   | (39-54) <b>E</b>   | (39-54) <b>E</b>                                      | (39-54) <b>E</b>   |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| (21-38) <b>F</b>   | (21-38) <b>F</b>   | (21-38) <b>F</b>                                      | (21-38) <b>F</b>   |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| (1-20) <b>G</b>  | (1-20) <b>G</b>    | (1-20) <b>G</b>                                       | (1-20) <b>G</b>    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| 85   | 85                 |   |                    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| Not energy efficient - higher running costs  |                    |   |                    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| Not environmentally friendly - higher CO <sub>2</sub> emissions  |                    |   |                    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC  |                    | <b>England &amp; Wales</b><br>EU Directive 2002/91/EC |                    |                    |                    |                    |                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                 |                 |                 |

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