



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Bransdale Close, West Hampstead, London, NW6

Asking Price £650,000



Hunters West Hampstead are now in receipt of an offer for the sum of £635,000 for 12, Bransdale Close London, NW6 4QH.

Anyone wishing to place an offer on the property should contact Hunters West Hampstead, on 020 7341 4777, at 223 West End Lane, NW6 1XJ, prior to exchange of contracts.

Introducing to the market this fantastic opportunity to own a West Hampstead Three bedroom terrace home at an amazing value, spanning circa 1100 square foot of living space and private outdoor space.

The property requires modernisation, presenting an excellent opportunity to refurbish and design to personal taste. The layout includes three double bedrooms and a single, two bathrooms, a spacious kitchen/diner, a separate living room leading to the south-facing private balcony, rear patio garden, and front garage.

Bransdale Close is situated between West End Lane and Kilburn High Road, providing excellent access to a wide selection of local amenities and exceptional transport connections, being a short walk to Kilburn High Road Overground station (0.2 miles), Kilburn Park Bakerloo line (0.3 miles), West Hampstead Jubilee line, Thames Link and Overground (0.5 miles).

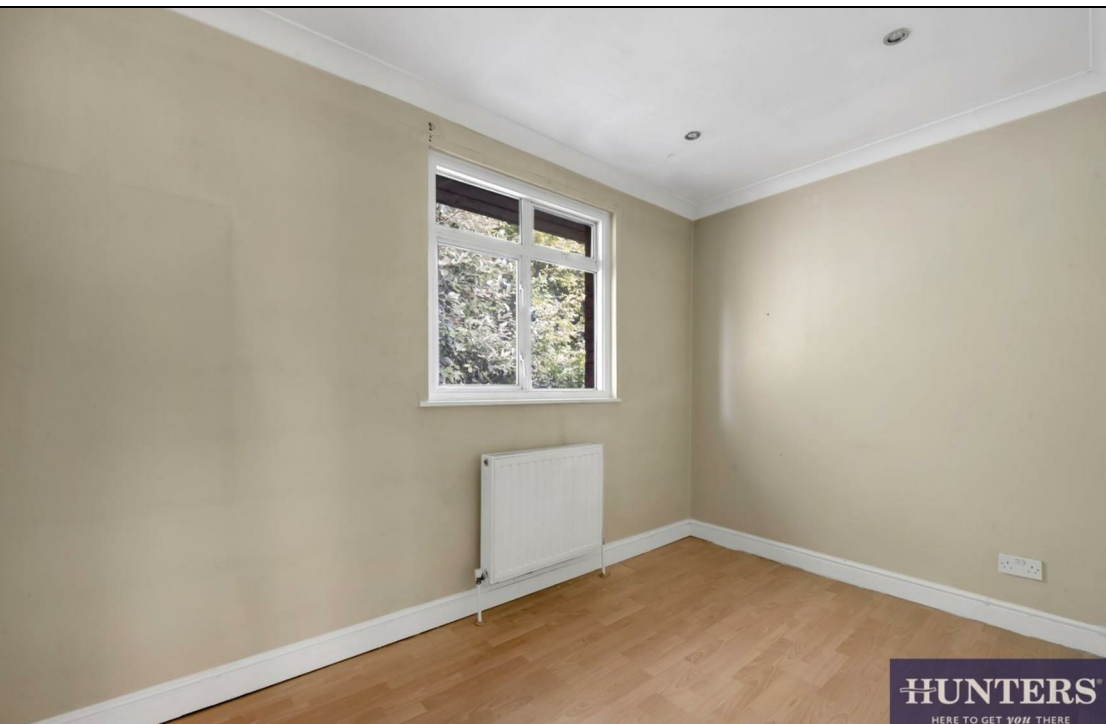
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



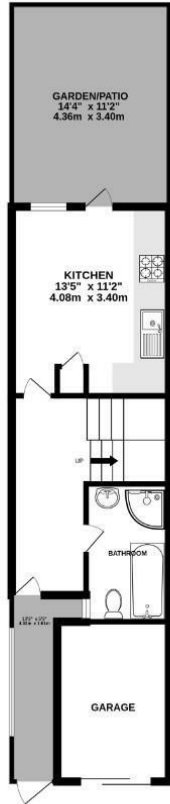
## KEY FEATURES

- Three Bedroom Two Bathroom Terrace Freehold House
- Spanning close to 1100 sq.ft. of internal living space
  - Requires modernisation
- Private rear garden and South-facing terrace
  - Sold chain-free
  - Private front garage
- Close proximity between West Hampstead and Kilburn High Road amenities

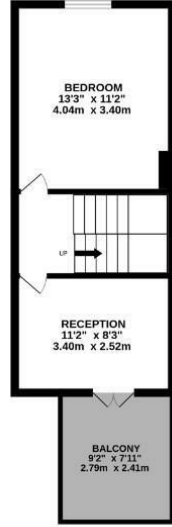




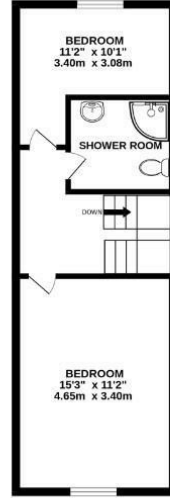
GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



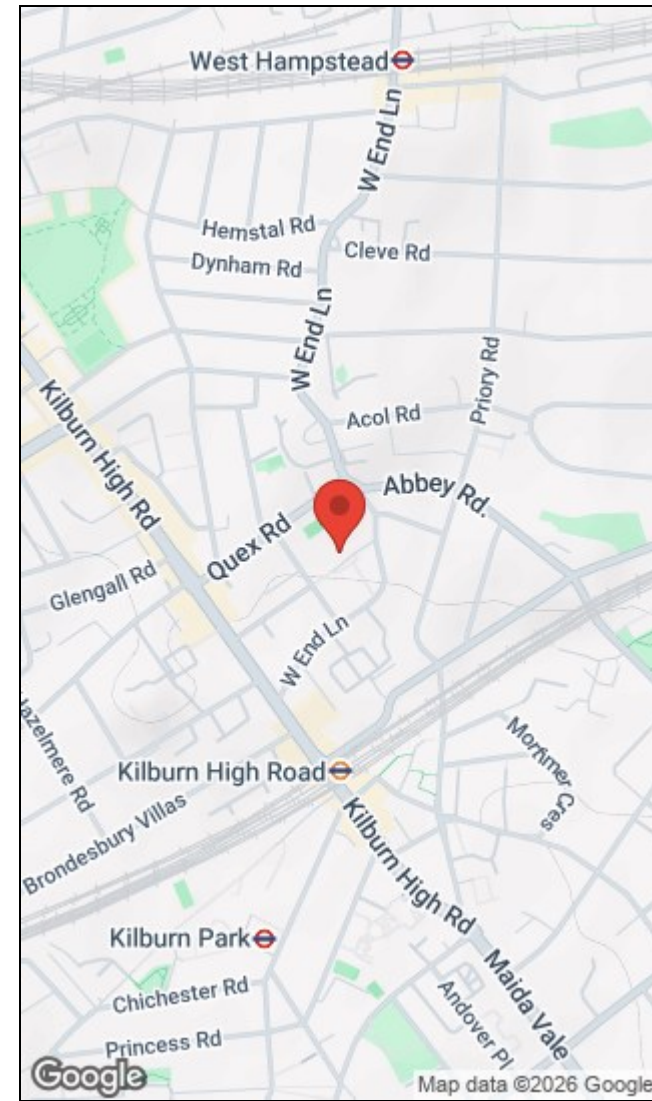
1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR  
361 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA - 1120sq.ft. (104.1 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 all responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix CO2C2



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
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) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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