

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



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# Fordwych Road, London, NW2

## Asking Price £465,000

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Hunters presents a two-bedroom, split-level apartment spanning over two floors and offering 900 sq.ft of internal living space. Situated on a popular residential street with access to transport links and local amenities.

The property consists of a modern kitchen/diner, open-plan reception room, two double bedrooms, a contemporary family bathroom, and a separate guest cloakroom. Additional benefits include the large storage room on the top floor. This property is sold chain free with a long lease attached, and low service charge.

Fordwych Road is a popular residential street providing easy access to to both West Hampstead and Kilburn high street. Both high streets offers an array of restaurants, bars and general amenities. Various transport links are a short walk away which include ( Jubilee Line, London Overground and Thameslink) offering easy access across London and beyond.

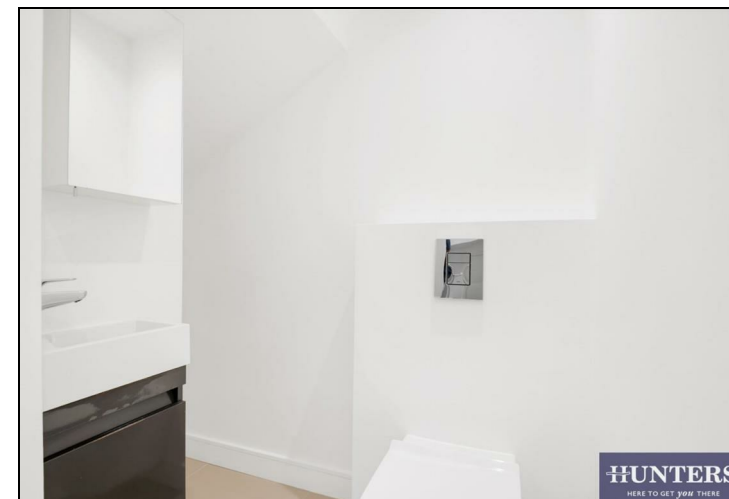
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



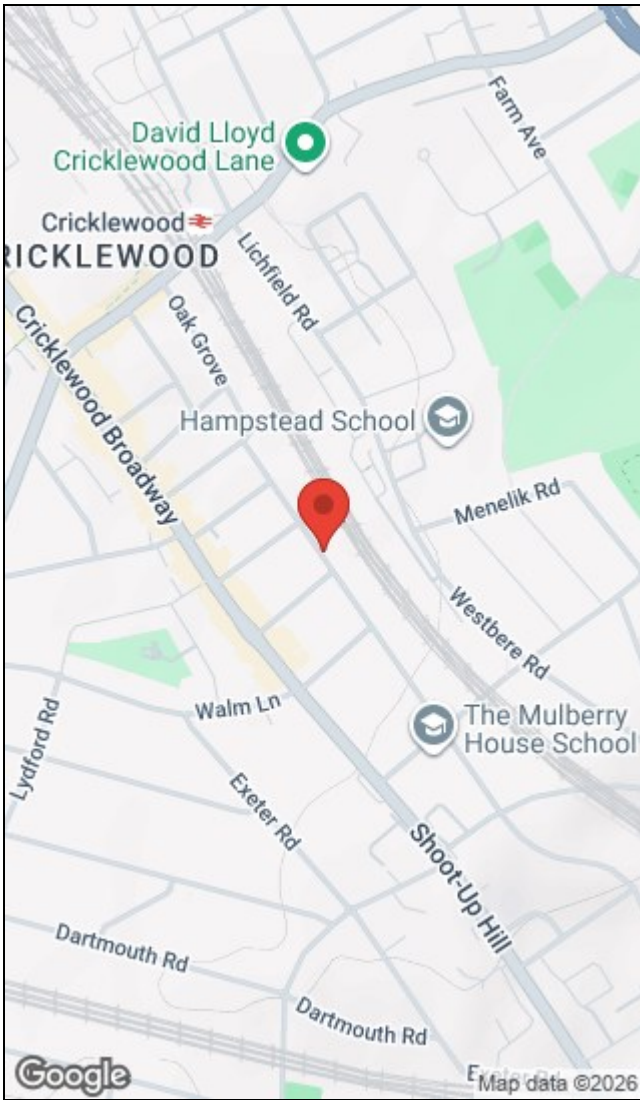
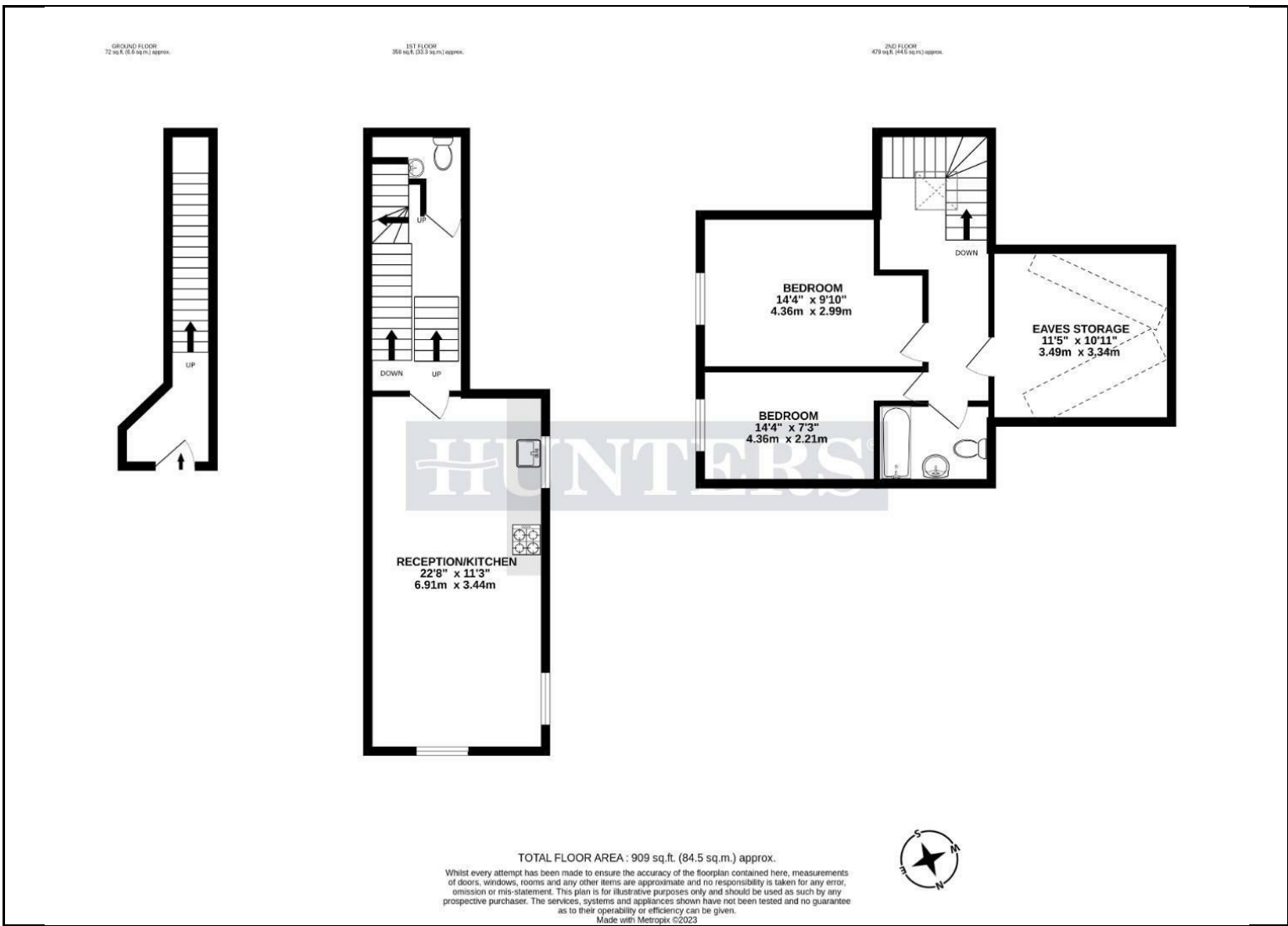
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## KEY FEATURES

- Two Bedroom Two Bathroom Split Level Apartment
- Recently decorated and modernised throughout
- Over 900 sq.ft. of internal living space
  - Share of freehold
  - Ample storage
  - Sold chain free
  - Private Entrance







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			
<p>58</p>		<p>80</p>	
<p>79</p>		<p>51</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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