



HUNTERS[®]
HERE TO GET *you* THERE



Espalier Gardens, Kilburn, W.Hampstead Borders, London, NW6 Asking Price £475,000



Bringing to the market this exceptional one bedroom apartment set on the second floor of a modern development with lift access, spanning over 566 square foot of living space.

The property has been finished to the highest standard and consists of a spacious reception room and modern kitchen with fitted appliances. This home also features wooden floors throughout with under-floor heating, and a South West facing balcony which is accessed from the reception and bedroom.

Espalier Gardens is a quiet residential development located within easy reach of a plethora of shops, bars and restaurants of West Hampstead, Kilburn High Road, and Queen's Park. Local transport links include West Hampstead (Jubilee Line / London overground) and Brondesbury Station (London overground)'.

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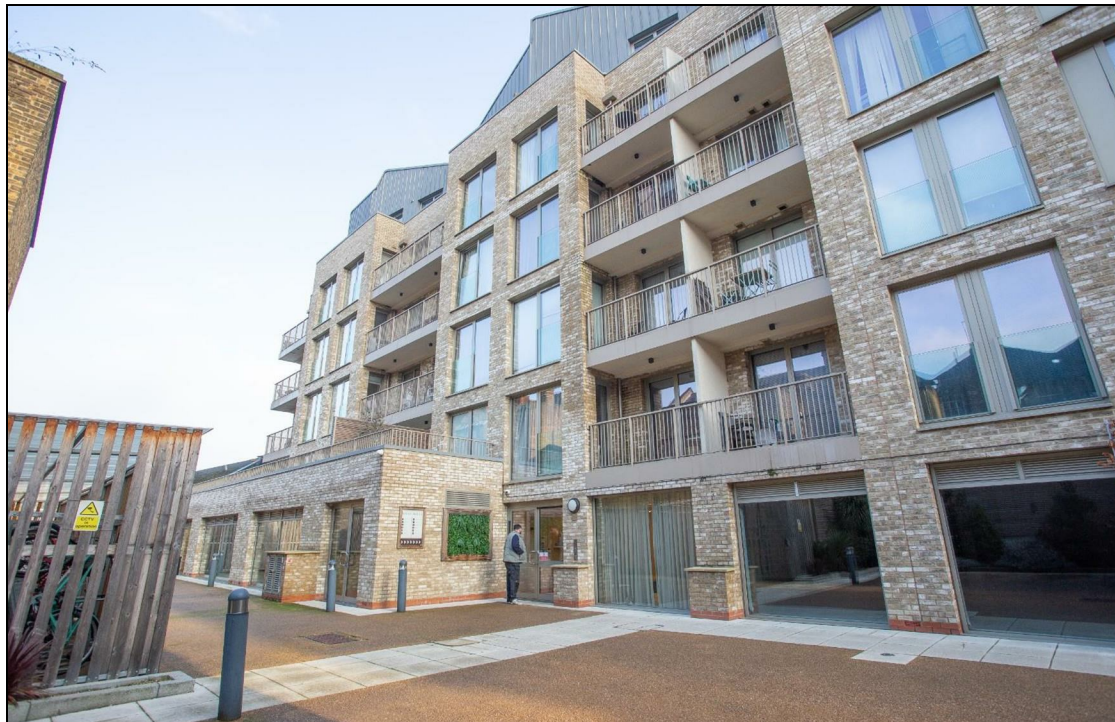
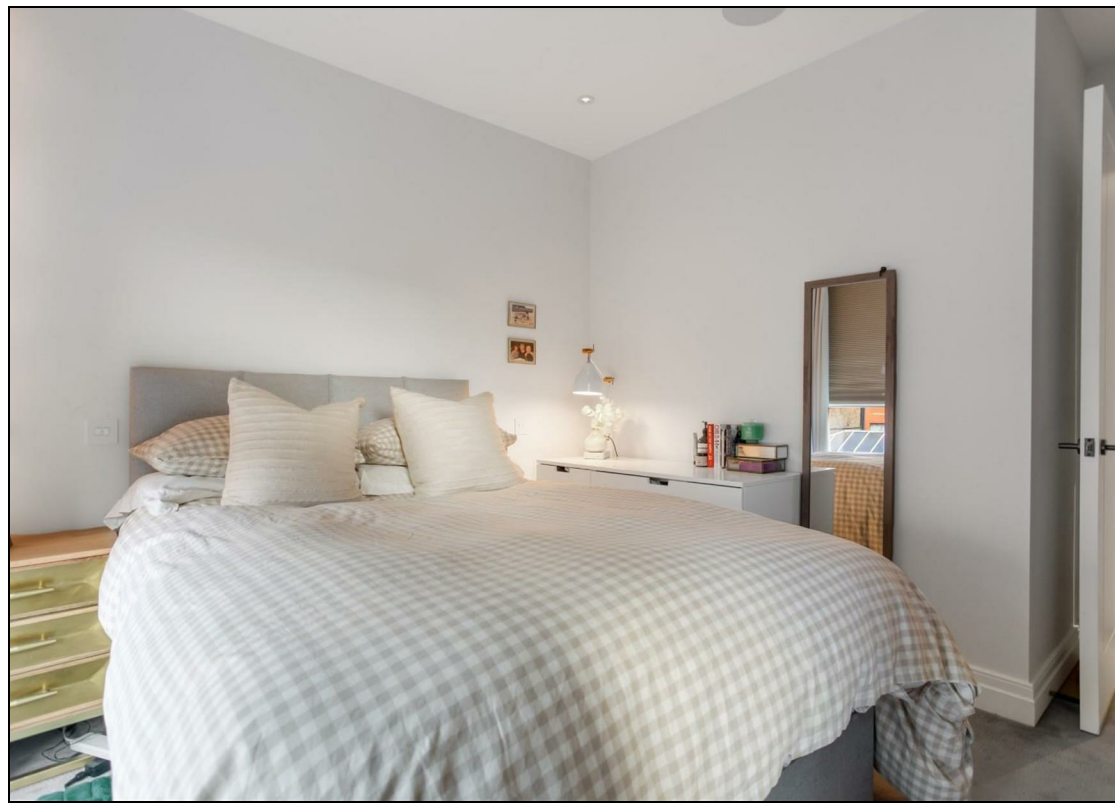


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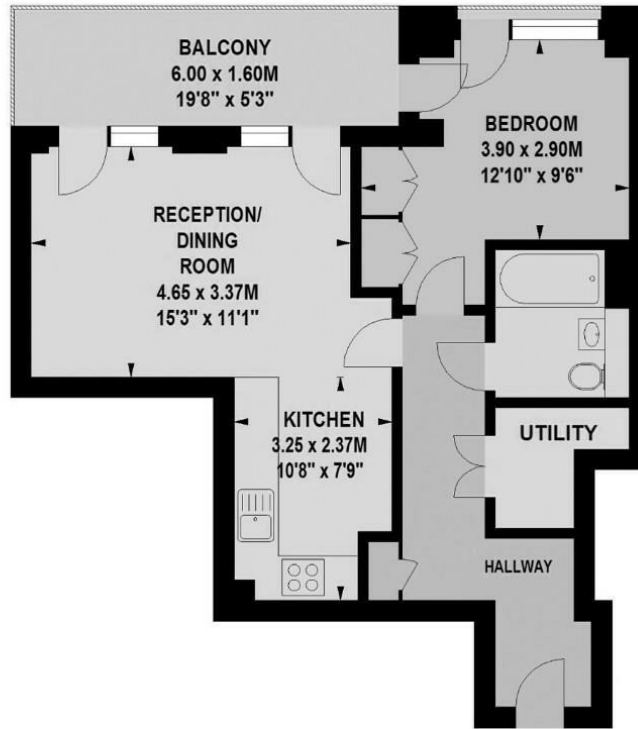
KEY FEATURES

- Large One Bedroom Second Floor Apartment
- Bright South-facing private balcony
 - Long lease attached
- Over 566 sq.ft. of internal living space
 - Beautifully well-maintained home
 - Underfloor heating throughout
 - Built in appliances and ample storage
- Close proximity to local high street and multiple transport links



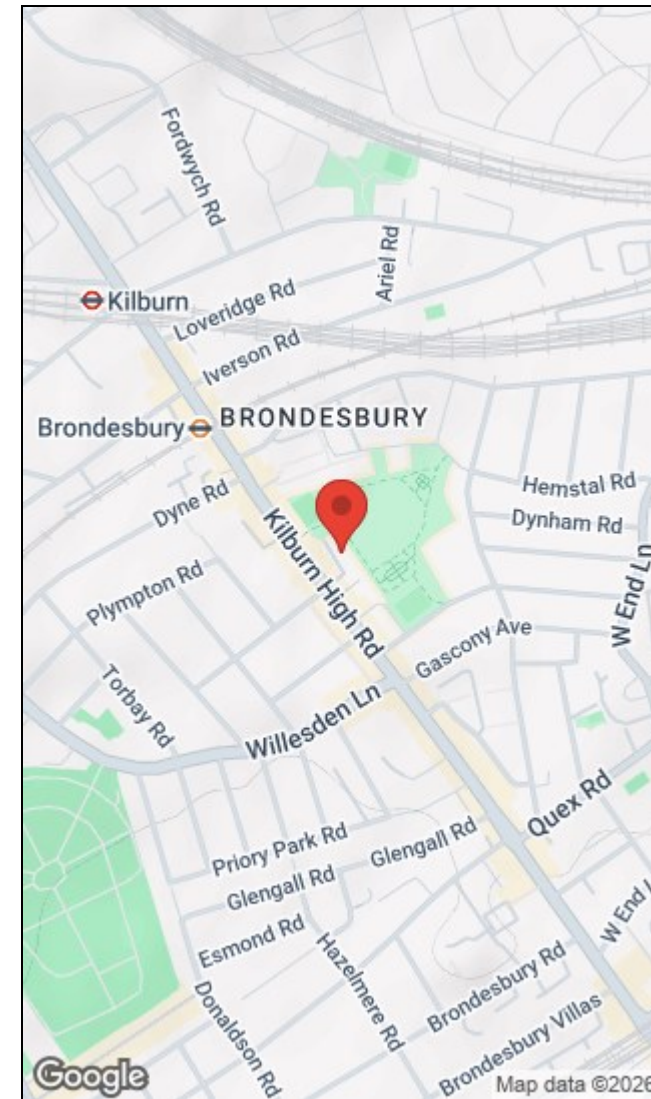


Second Floor



TOTAL FLOOR AREA: 567 sq.ft. (52.61 sq.m.)

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 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 Metrepro (2020)



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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