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# Shoot Up Hill, W. Hampstead Borders, London, NW2

## Offers In Excess Of £650,000



This spacious (1,178sq ft) and characterful split-level flat benefits from private off-street parking, and direct access to a large communal garden from the private balcony. The apartment features an unusually large 22ft x 18ft reception room with a dramatic double-vaulted ceiling, creating an exceptional sense of volume and light.

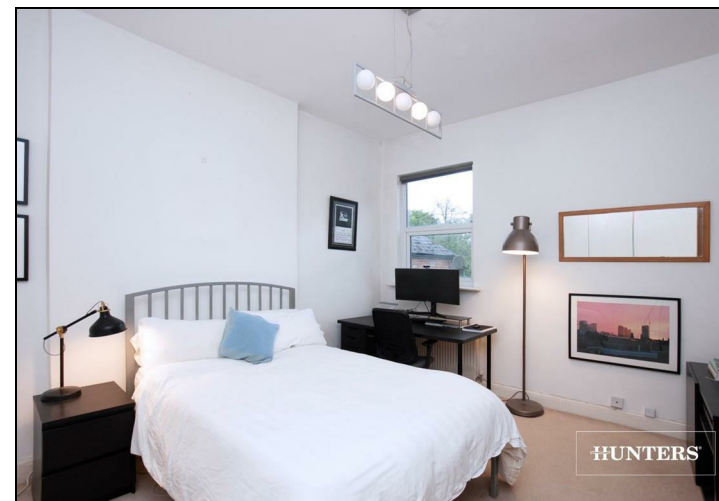
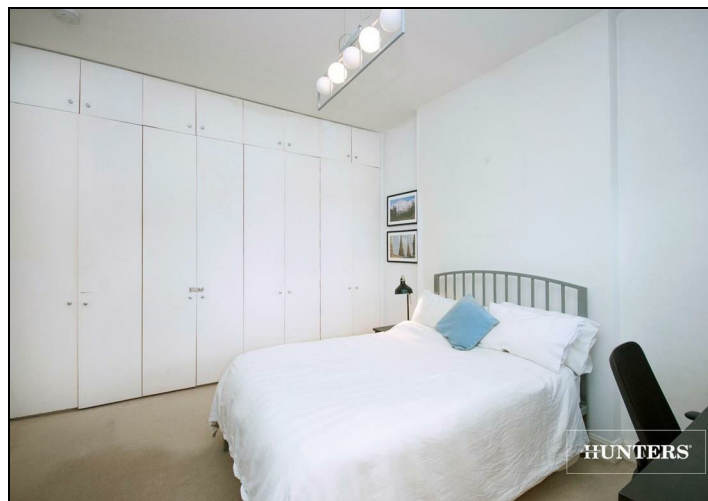
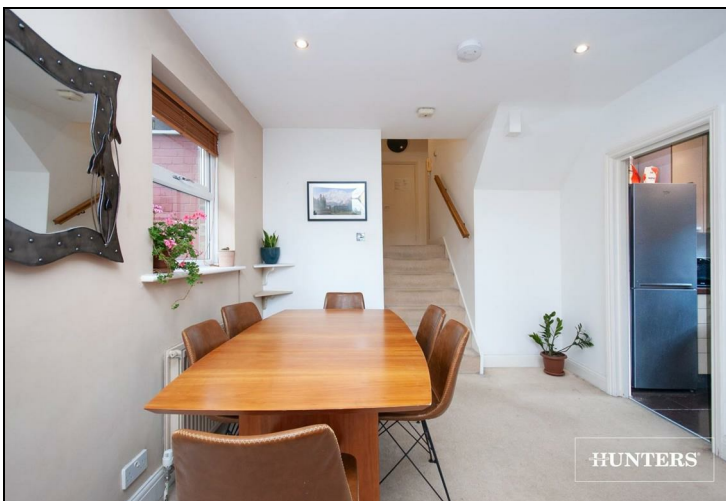
Perfectly positioned at the rear of this period property, the apartment enjoys a peaceful setting with leafy views overlooking gardens and full double glazing throughout. Ample built-in storage and fitted wardrobes provide excellent practicality, while the unique layout adds architectural interest. The property offers three generous double bedrooms, including a top-floor principal suite with en-suite bathroom and eaves storage.

The apartment is being sold chain-free.

Ideally located, the apartment is just a 7-minute walk from Kilburn Station (Jubilee Line, Zone 2) and is within easy walking distance to West Hampstead Thameslink, Brondesbury Overground, and is on numerous bus routes. The vibrant West Hampstead area is also on the doorstep as Mill Lane with its boutique shops, cafés and restaurants is around the corner. Hampstead Heath, Primrose Hill and Queen's Park are just a few of the other beautiful nearby green spaces just a stroll away.

## KEY FEATURES

- Private off-street parking
- Over 1,178sq ft of internal living space
- 7 mins walk Kilburn Zone 2, Jubilee Line
- Short walk to W.Hampstead Thameslink
  - Direct access to private balcony & communal garden
- Double glazed & fitted storage throughout
  - Sold chain-free
- Double vaulted ceiling in large 22ft lounge
  - Quiet as facing garden/greenery





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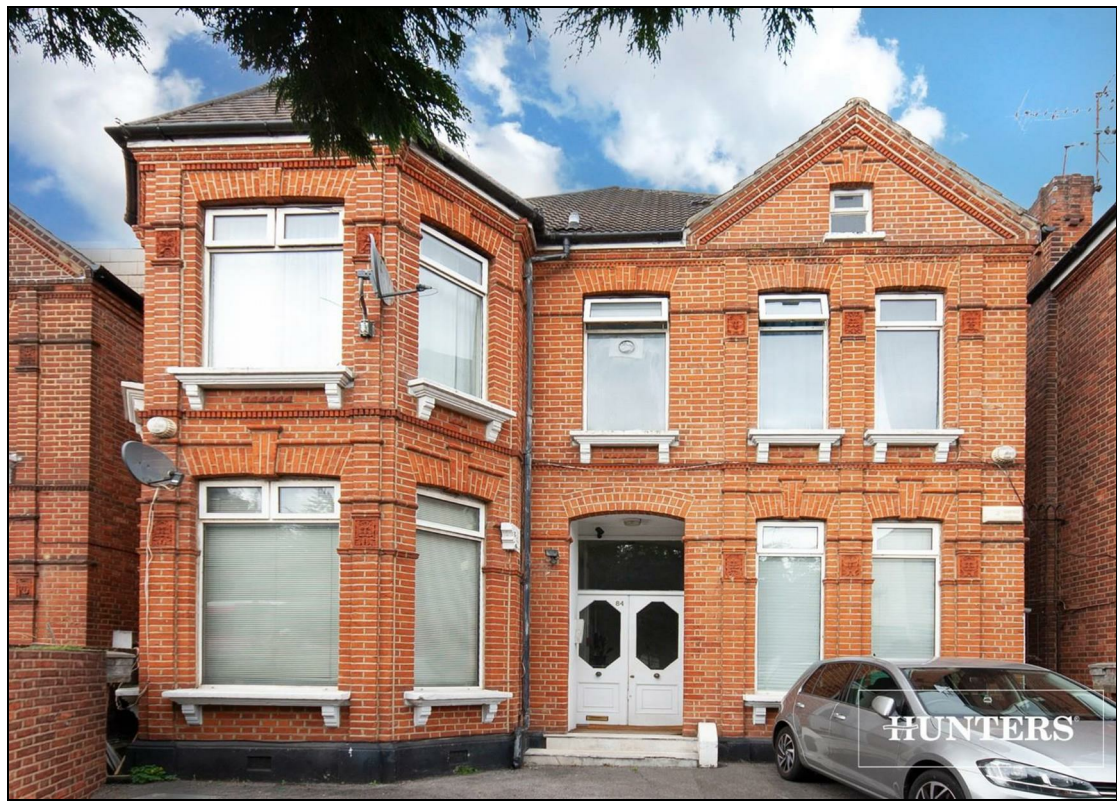
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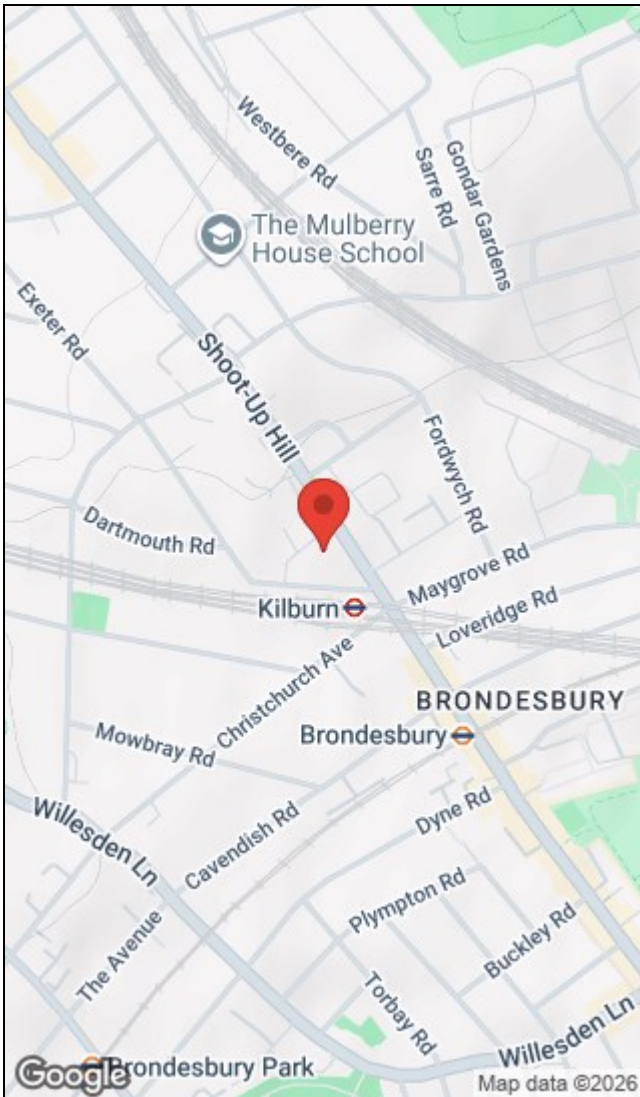


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>77</b>	<b>77</b>				
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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



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