



Hamilton Road, London, NW11

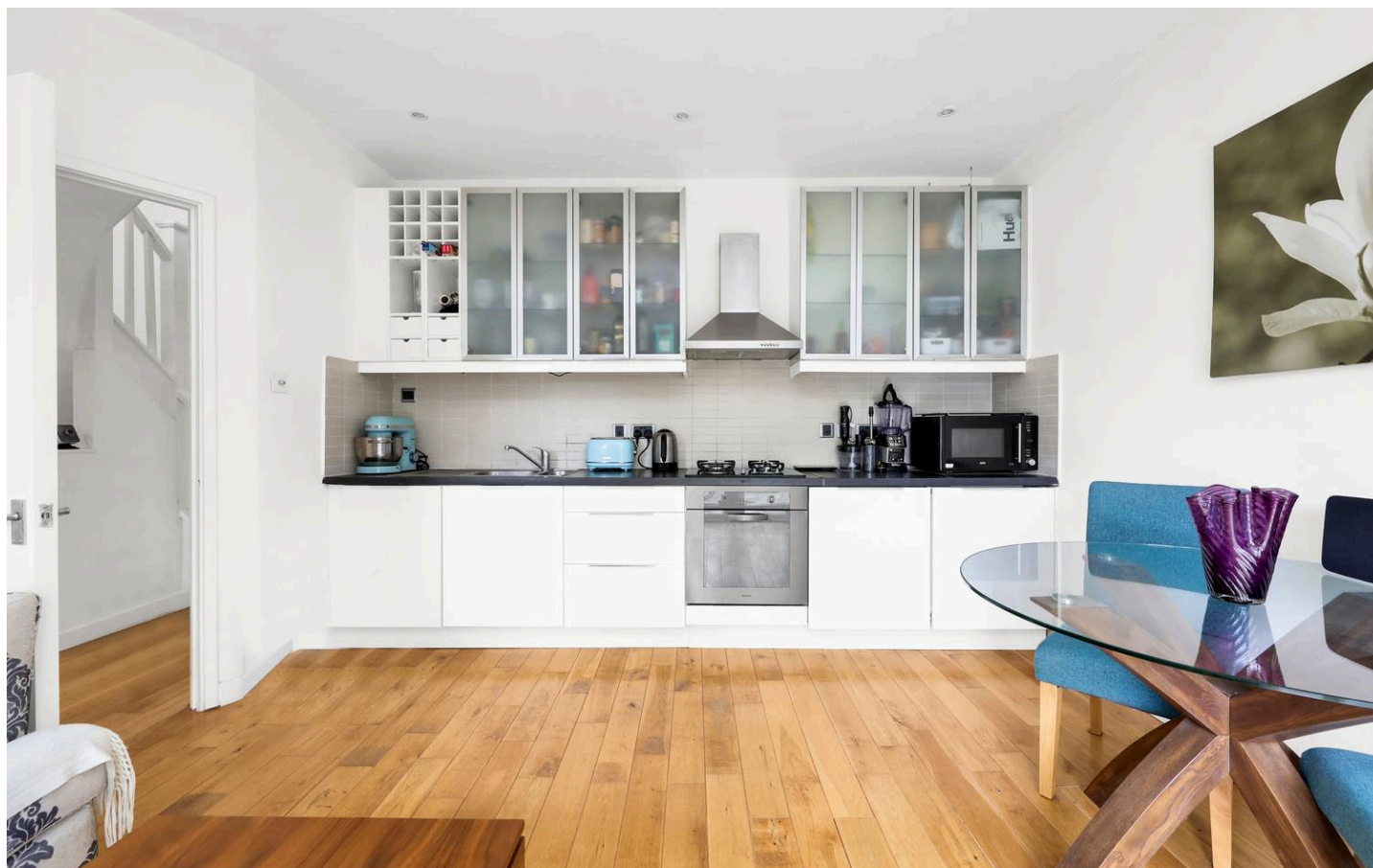
£425,000

Pearl & Chance



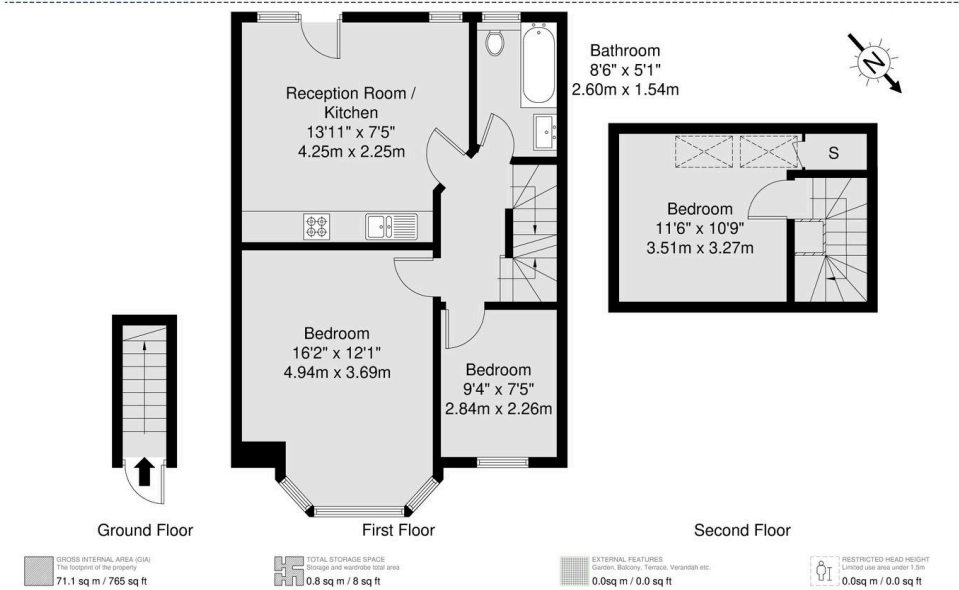
## Hamilton Road, London, NW11

A bright and airy three bedroom duplex conversion flat, located on a popular residential road, offering both practicality and flexibility. The property features two double bedrooms and one single bedroom, with a bright, south facing open-plan kitchen and reception room that enhances the living space. Additional benefits include a long lease, air conditioning in both the reception room and the main bedroom, as well as convenient eaves storage in the second bedroom. Ideally situated on Hamilton Road, the flat is just a short walk from Brent Cross Underground Station, Brent Cross Shopping Centre, Tesco Superstore, and the shops, restaurants, and coffee shops of Golders Green Road, offering easy access to essential amenities. With excellent transport links, including the M1, the North Circular, and direct routes into Central London, this flat is perfect for both first-time buyers and buy-to-let investors. The upcoming Brent Cross Regeneration Scheme will further enhance the area's appeal, making this property a smart investment in a thriving area.









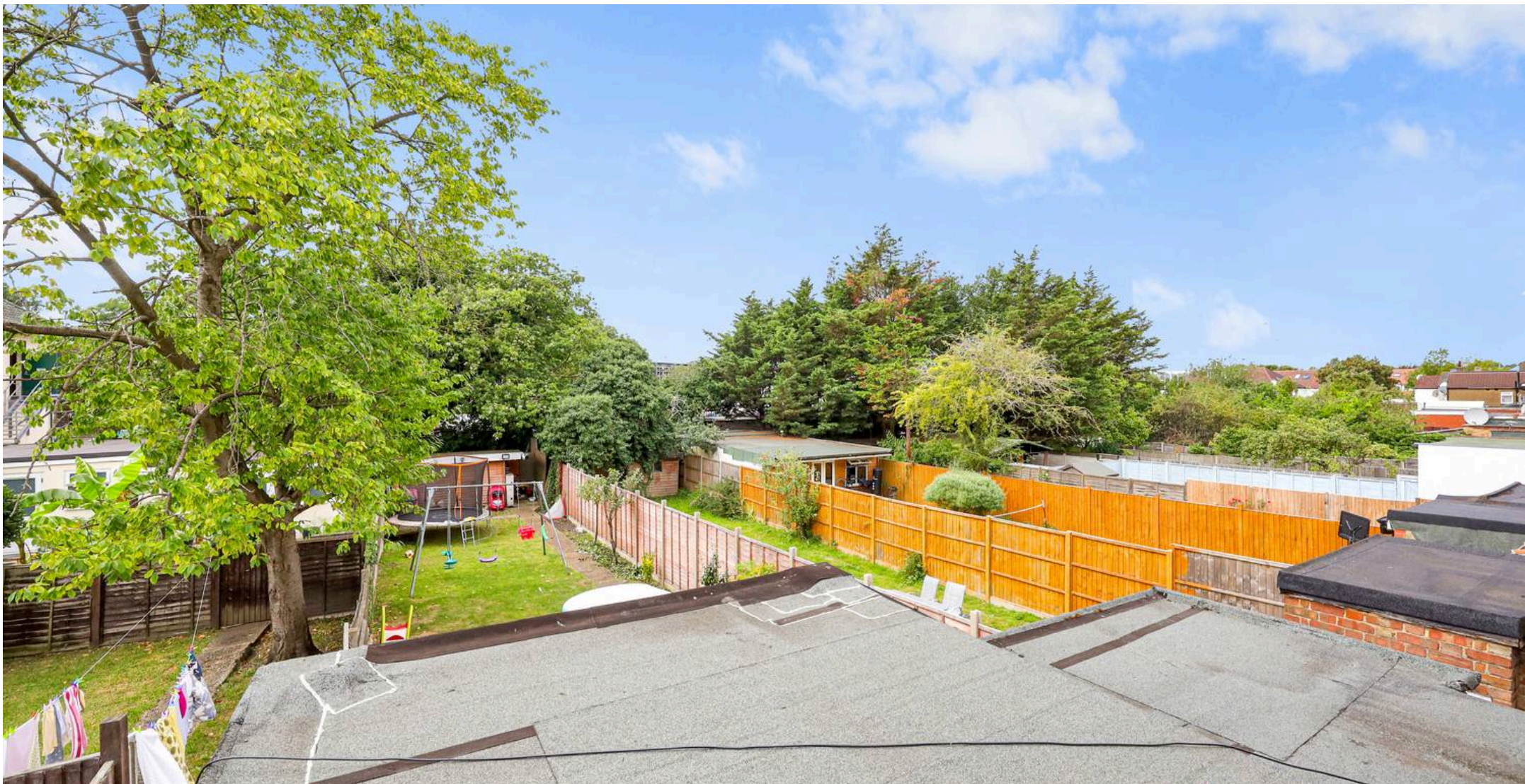
Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	





## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.