



63 Hamilton Road | London | NW11

£2,300 Per month |

 2  1  1  C

**ADN**  
RESIDENTIAL

This charming two-bedroom ground floor flat in a period conversion is superbly situated just a short walk from Brent Cross Northern line station. The property features a stylish open-plan kitchen and reception area, two generous double bedrooms with fitted storage, and a modern bathroom.

Bright and airy throughout, the apartment also benefits from wooden flooring and access to a private patio area. Offered furnished.

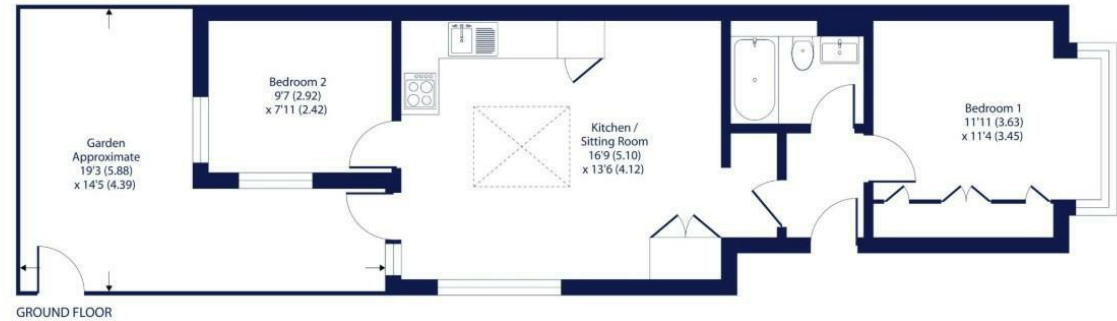
- Ground floor apartment
- Open plan kitchen/reception room
- Private Garden
- Wooden flooring
- Two double bedrooms
- One bathrooms
- Double glazed windows

Council Tax Band: D  
EPC: C

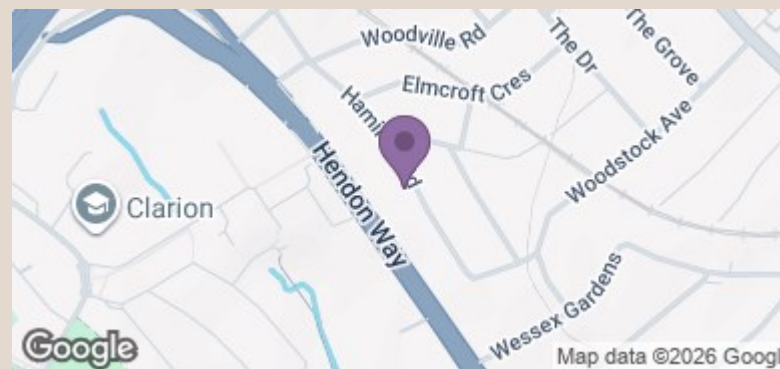




Approximate Area = 520 sq ft / 48.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hamptons. REF: 1153314



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	