



SHOOT UP HILL | | LONDON | NW2 3PX

ASKING PRICE £459,995

LIVINGS
SPACE
ESTATE AGENTS

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LIVING SPACE ARE PLEASED TO PRESENT THIS WELL-PROPORTIONED AND ATTRACTIVELY PRESENTED TWO-BEDROOM FLAT, SET WITHIN A WELL-MAINTAINED PURPOSE-BUILT BLOCK IN A HIGHLY SOUGHT-AFTER AND WELL-CONNECTED LOCATION.

THE PROPERTY IS IDEALLY SITUATED JUST MOMENTS FROM KILBURN UNDERGROUND STATION, WITHIN APPROXIMATELY TEN MINUTES WALK OF WEST HAMPSTEAD STATION, AND WITHIN EASY REACH OF CRICKLEWOOD AND BRONDESBUARY OVERGROUND STATIONS, PROVIDING EXCELLENT TRANSPORT LINKS ALONGSIDE A WIDE RANGE OF LOCAL AMENITIES, SHOPS, AND RESTAURANTS.

THE FLAT IS FULLY FURNISHED AND NEUTRALLY DECORATED THROUGHOUT, OFFERING BRIGHT AND

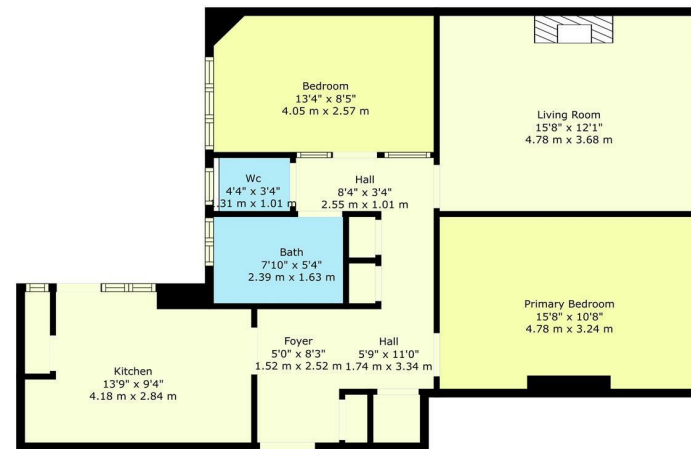
- FLAT - FURNISHED
- SHOWER
- NO PARKING
- GAS CENTRAL HEATING
- 2 BEDS
- NO SPECIAL ACCESSIBILITY
- WASHING MACHINE

STUDIO



26 Princess Court, NW2

Approximate Gross Internal Area= 825sq ft / 77m2



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This plan is for layout guidance only and it is not drawn to scale unless specified.
All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate.
For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

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			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND D
EPC RATING

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