



2 Bedroom Flat  
Holmdale Road  
London NW6

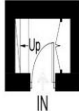
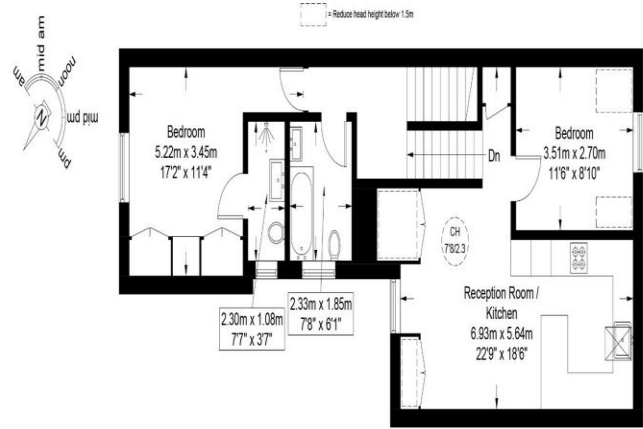
- Period Conversion
- Two Bathrooms
- Two Double Bedrooms
- Fully Refurbished Throughout

Price: £725,000  
LH+ShareFH

Holmdale Road, NW6

Approximate Gross Internal Area = 750 sq ft / 69

Restricted Height = 39 sq ft / 3.6 sq m



First Floor (Split Level)

This plan is for layout guidance only and is not drawn to scale unless stated. 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

Set within a beautifully maintained period residence on one of West Hampstead's most sought-after streets, this exceptional two-bedroom, two-bathroom apartment spans the first and second floors and has been fully refurbished to an impeccable standard throughout. Elegantly presented, the property opens to a welcoming hallway with convenient built-in storage. The spacious, contemporary kitchen boasts a wide range of fitted units, integrated appliances, a wine cooler, and sleek stone worktops that seamlessly extend into a stylish breakfast bar - ideal for casual dining and entertaining. The bright reception room features rich hardwood flooring and twin storage cupboards, creating a warm and inviting living space. The principal bedroom benefits from bespoke fitted wardrobes, a built-in vanity area, and a beautifully appointed ensuite shower room finished with full-height tiling. A second well-proportioned double bedroom and a striking three-piece family bathroom - complete with a floating vanity unit, satin gold fittings, and luxurious full tiling - complete this superb home. With its perfect blend of period charm and modern luxury, this apartment offers refined living in one of the area's most desirable locations. The property is situated moments away from West Hampstead's transport links (Jubilee, Thameslink and Overground Lines), variety of local shops, restaurants and amenities of West End Lane.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.