



Pearl & Chance

Hamlet Square, London, NW2  
£635,000



## Hamlet Square, London, NW2

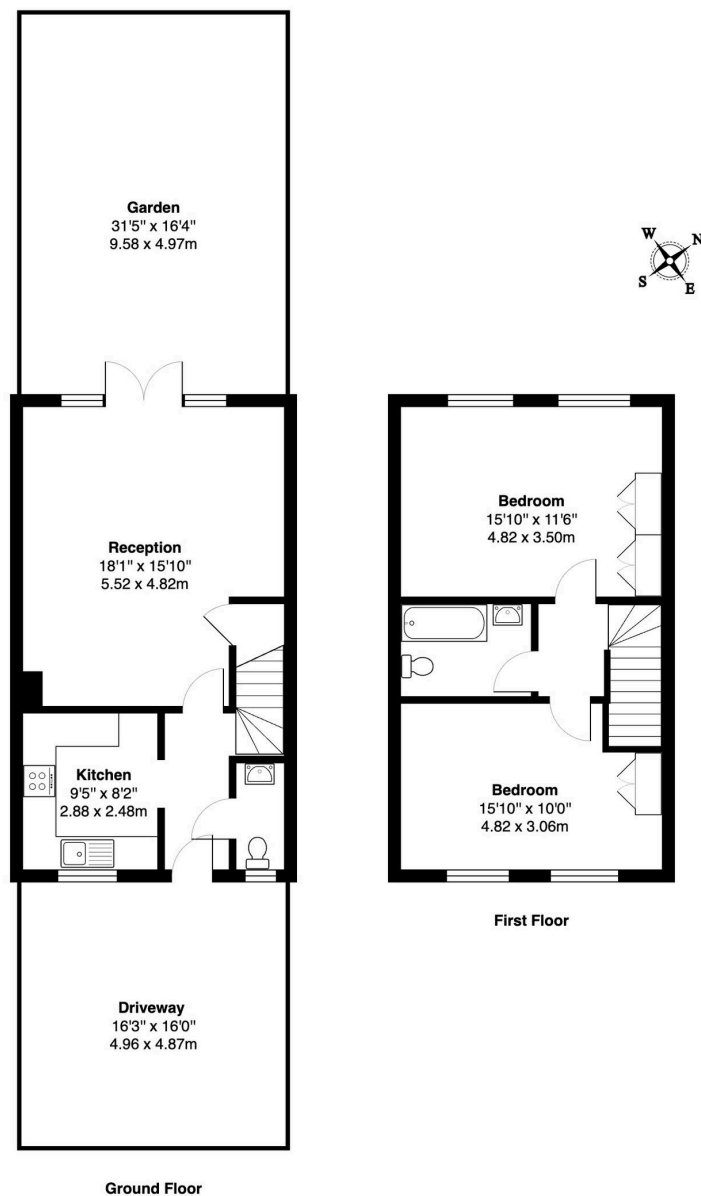
Set within a private gated development, this chain free two double bedroom freehold house offers a well-balanced layout with a private driveway. The ground floor features a generous reception room with space for seating and a dining table, with double doors opening onto the west-facing rear garden. The kitchen is positioned to the front of the house, and a guest WC sits off the hallway. Upstairs are two full-width double bedrooms, both fitted with wardrobes, with a modern family bathroom positioned between them. The rear garden is mainly laid with artificial lawn and benefits from afternoon and evening light. The house further benefits from double glazing and gas central heating. Hamlet Square is a small gated development of houses, well located for Brent Cross Shopping Centre, Golders Green, West Hampstead, Cricklewood Overground station, and major road links including the M1 and North Circular.

- Freehold
- Chain Free
- Private Gated Development
- Two Double Bedrooms
- Off Street Parking
- Newly Decorated
- West Facing Garden
- Close to Cricklewood Station
- Good Access to Major Roads










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Total Gross Area: 886 ft² ... 82.3 m²

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</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		
<b>England, Scotland &amp; Wales</b>	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.