



## Hamilton Road | London | NW11

£2,500 Per month (Plus Fees)



**ADN**  
RESIDENTIAL

A modern and high specification two double bedroom duplex apartment arranged over the top two floors of a period property located 0.2m from Brent Cross underground station. (Northern Line) This wonderful property offers well proportioned rooms and comprises, reception room with open plan kitchen, principal bedroom with built in storage and en-suite bathroom, second double bedroom and ensuite shower room. Additional benefits include a share of the rear garden and double glazed windows

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- Duplex apartment
  - Open plan kitchen/reception room
  - Share of the rear garden
  - Wooden flooring
  - Two double bedrooms
  - Two bathrooms
  - Double glazed windows
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Deposit: £3,173  
£2,500 Per month (Plus Fees)  
Furnished/unfurnished  
Council Tax Band: D  
EPC: C

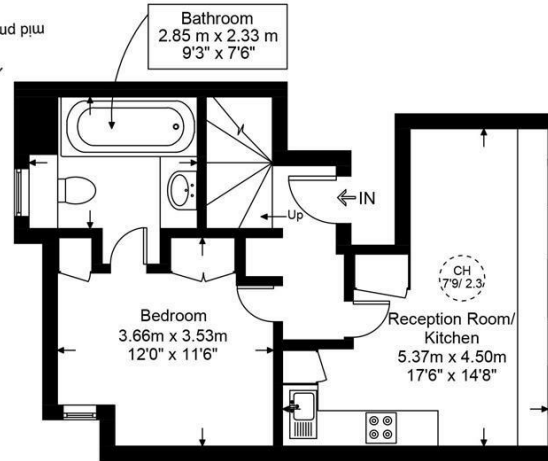
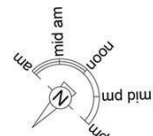




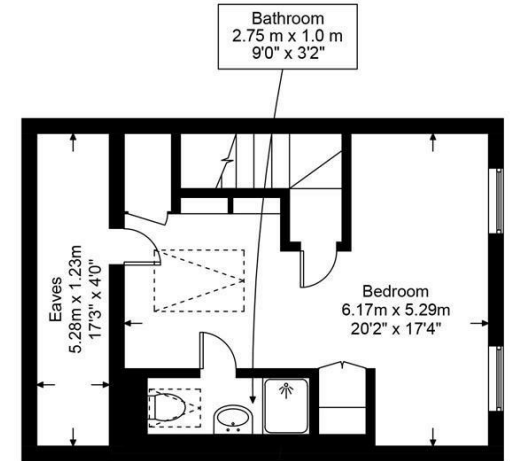


Hamilton Road, N11

Approximate Gross Internal Area= 905 sq ft / 84.11 sq m



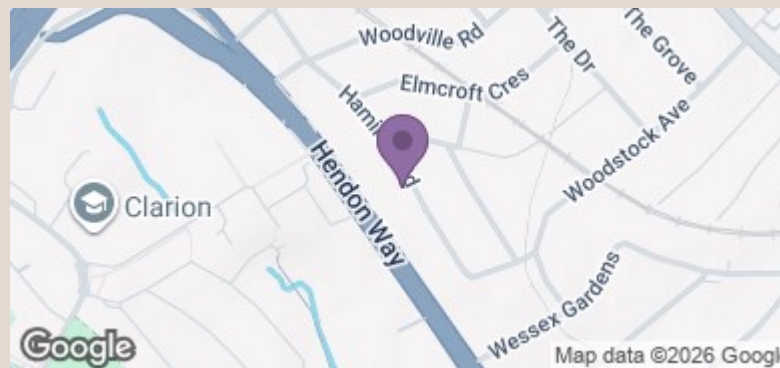
First Floor



Second Floor



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 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

info@adnresidential.co.uk | 020 7407 5155