



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.

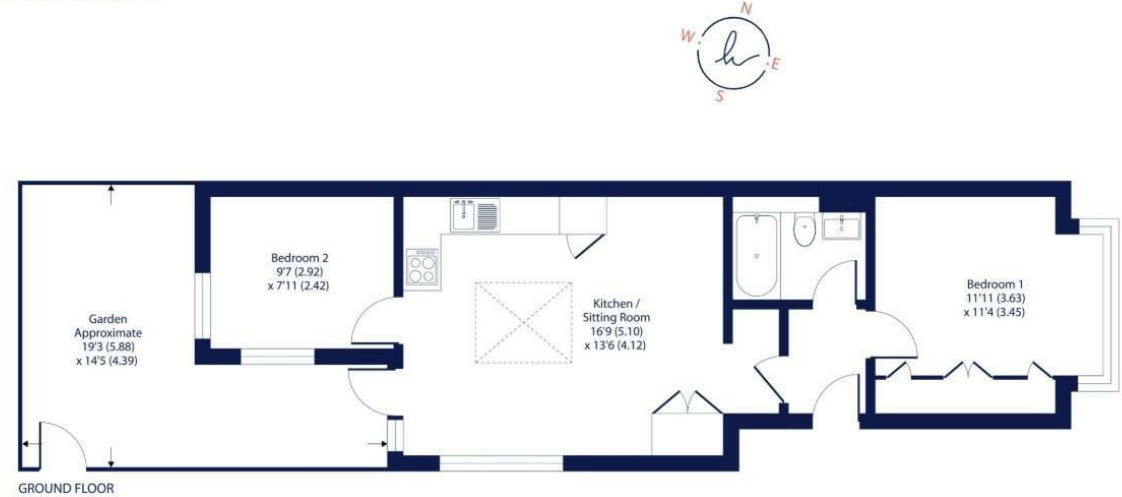
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- Ground floor apartment
  - Open plan kitchen/reception room
  - Private Garden
  - Wooden flooring
  - Two double bedrooms
  - One bathrooms
  - Double glazed windows
- 

Council Tax Band: D  
EPC: C

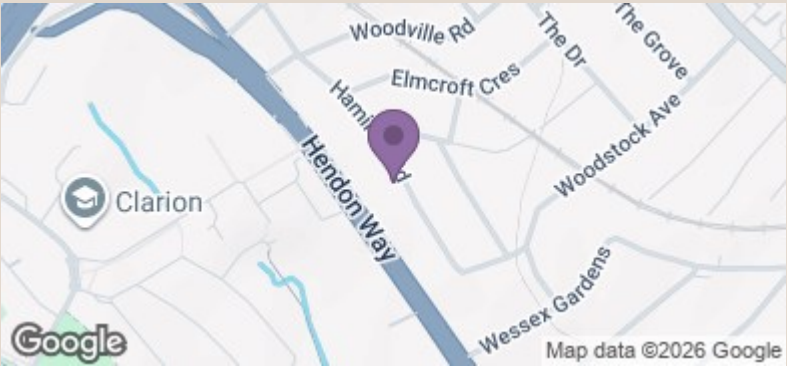




Approximate Area = 520 sq ft / 48.3 sq m  
For identification only - Not to scale



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) 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 |           |