



Hall Road, NW8  
£2,550,000, Leasehold

Anderson//Rose





## Hall Road, NW8

This is a fantastic garden apartment with extremely generous sized rooms and has recently been refurbished to an impressive standard throughout. The apartment is situated on the lower ground floor of a handsome period conversion on Hall Road which is a residential street at the centre of NW8.

Despite being on the lower ground floor, the apartment boasts excellent ceiling volumes that are retained throughout the property. The flat comprises of a large and bright reception and dining room with an open plan state of the art kitchen. The kitchen has sliding doors that lead onto the fabulous landscape designed garden which also consists of a superb self-continued studio house which is currently being used as an impressive office space. Moving back inside, the principle bedroom suite has excellent wardrobe space, a designated patio and direct access to your own vaults, two further double bedrooms, a family bathroom and a separate utility room or study.

Hall Road is conveniently nestled between both St Johns Wood & Little Venice and adjacent to the illustrious Hamilton Terrace. The Highstreet is less than 0.5 miles away, with its array of exceptional shops, cafes, and restaurants literally around the corner. St Johns Wood Tube (Jubilee Line Zone 2) provides simple and efficient transport across Central London.

Ref PCL220057

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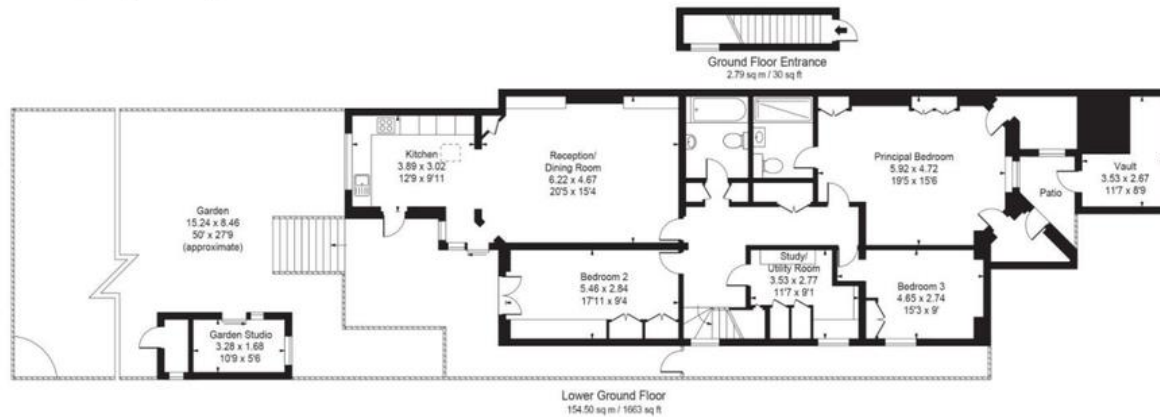
Gross Internal Area(Approx)

Apartment = 145.21 Sq m / 1563 Sq ft

Garden Studio = 7.06 Sq m / 76 Sq ft

Vault = 6.60 Sq m / 71 Sq ft

Total = 158.86 Sq m / 1710 Sq ft



For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(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	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.