



**HUNTERS®**  
HERE TO GET *you* THERE

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# Mapesbury Road, London, NW2

## Per Month £6,000 Per Month



\*\*\*£ 150 PAID TOWARDS YOUR MOVE IN\*\*\*

A stunning gated detached new-build in the Mapesbury Conservation Area, offering over 3,401 sq ft across four floors. The home features seven bedrooms, four bath/shower rooms, a spacious open-plan reception/dining room, a fully integrated Bosch kitchen, plus a cinema/games room.

Enjoy two balconies, two private patios, and a rear garden, along with off-street parking. Ideally located near Mapesbury Dell and Queen's Park, and close to Willesden Green and Kilburn with excellent links via the Jubilee Line and Overground.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com

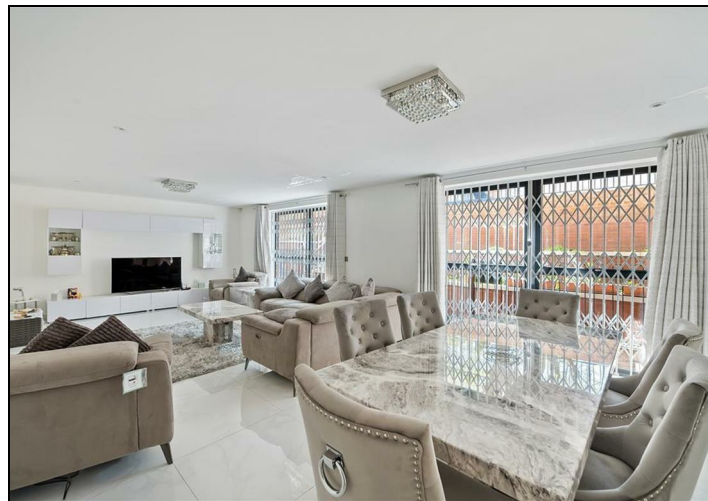


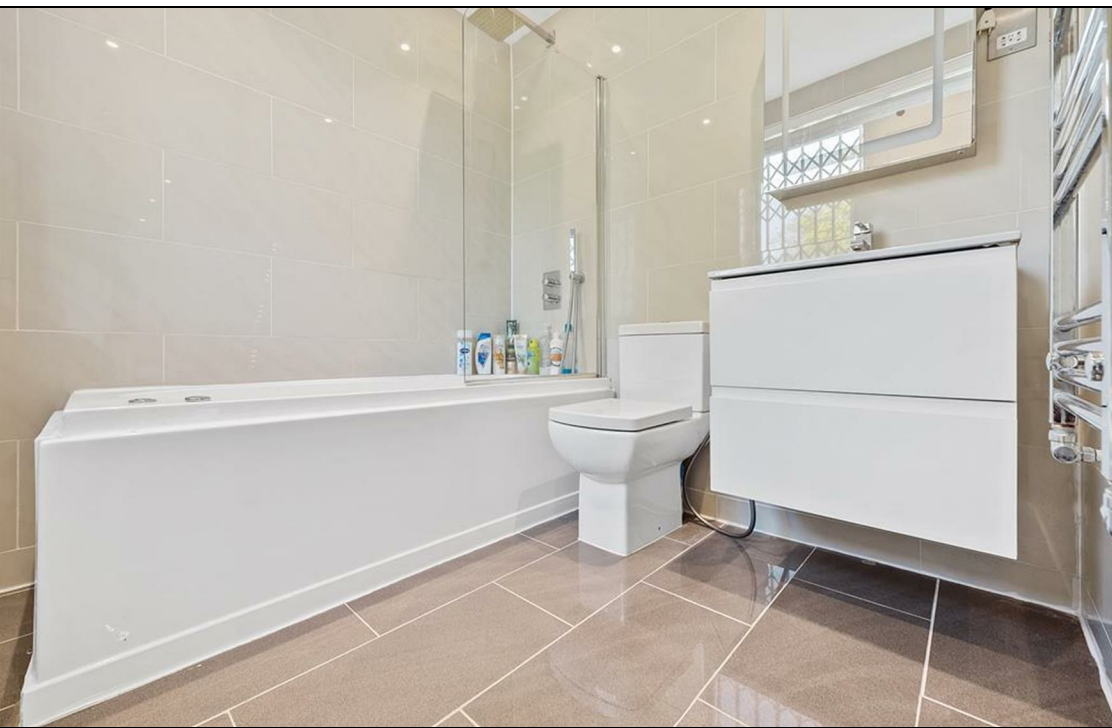
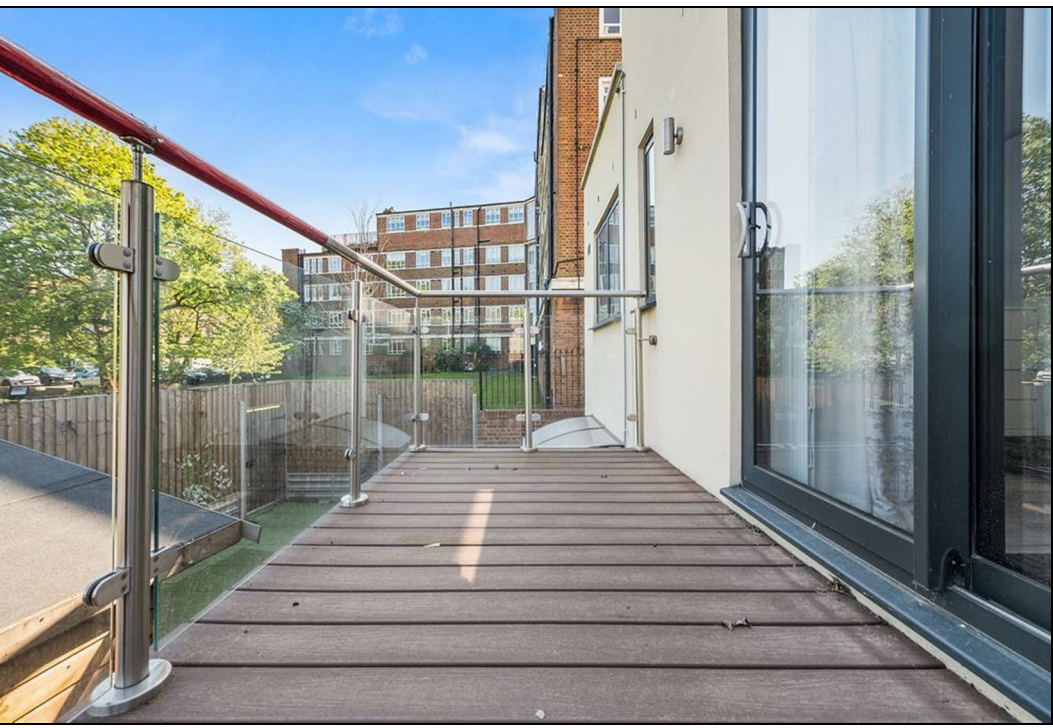
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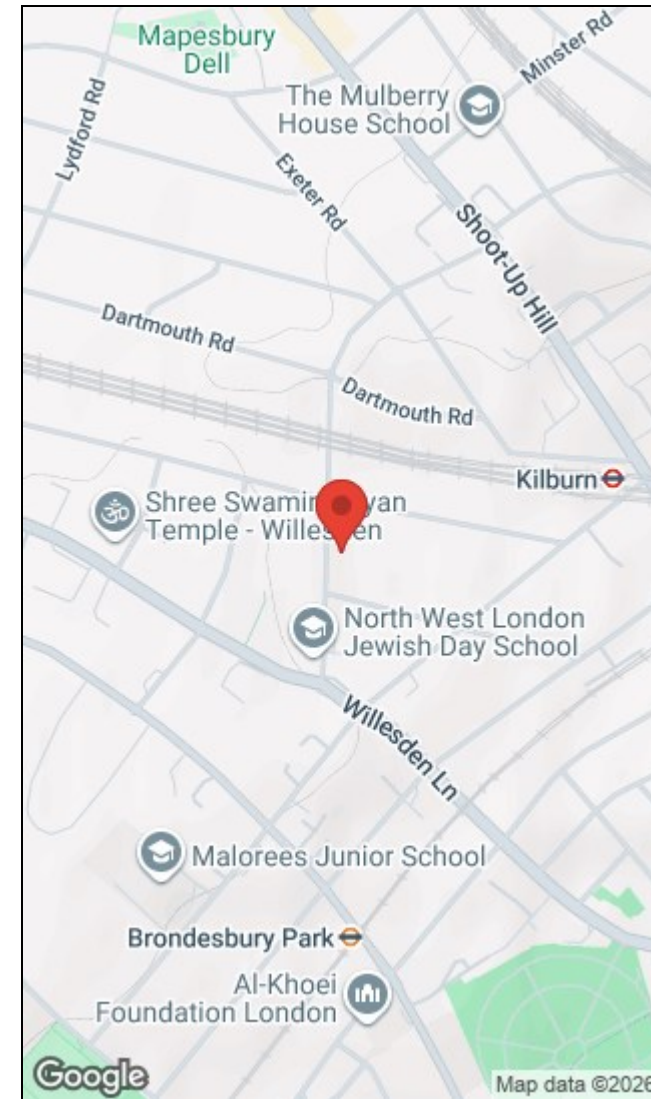
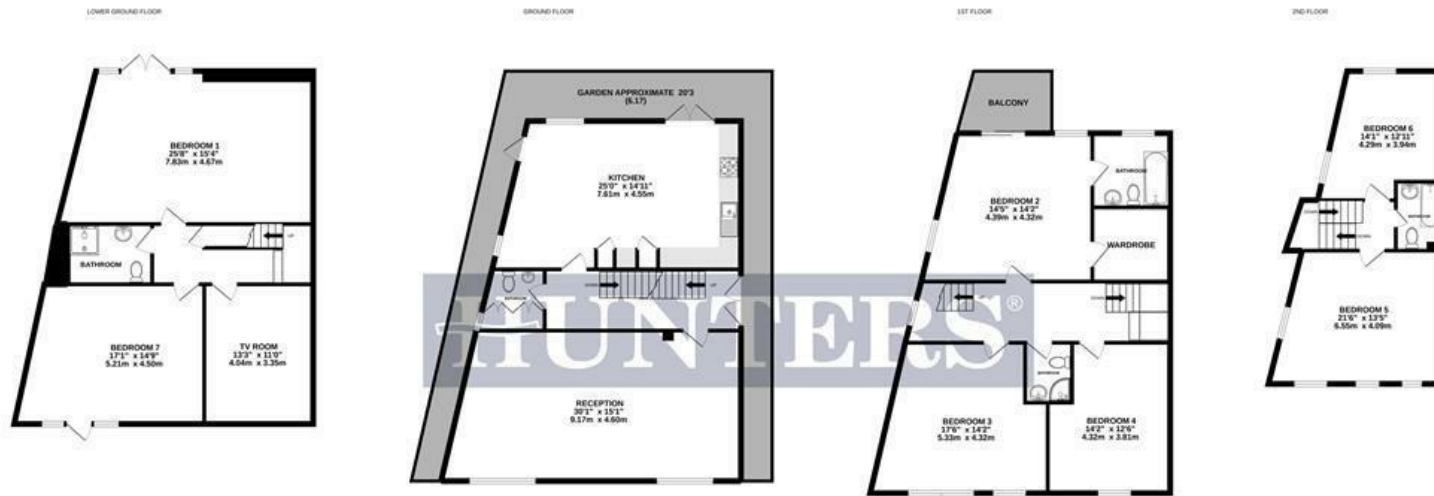


## KEY FEATURES

- Impressive new home
- Seven bedrooms over four levels
- Four bathrooms
- Walking distance to Jubilee and Overground
- 3401 sqft
- Two balconies, patio and rear garden







| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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