

## HAVERSTOCK HILL

LONDON, NW3

£400,000  
LEASEHOLD

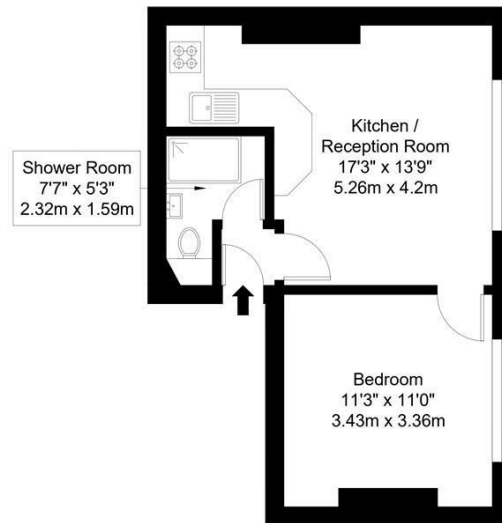
This well-presented one-bedroom apartment is located on the first floor of a converted building on Haverstock Hill, offering a stylish blend of character and modern living. Extending to approximately 366 square feet, the accommodation comprises a well-proportioned reception room, a comfortable double bedroom and a contemporary bathroom, all thoughtfully arranged to maximise space and functionality.

Haverstock Hill is a highly regarded area with a vibrant local community, ideally positioned close to an excellent selection of shops, cafés and green spaces. The property also benefits from superb transport connections, providing convenient access across London. With its attractive features and sought-after location, this apartment represents an excellent opportunity for first-time buyers, professionals or investors alike.

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## Klara Court, NW3 2AY

Approx Gross Internal Area = 34.1 sq m / 367 sq ft

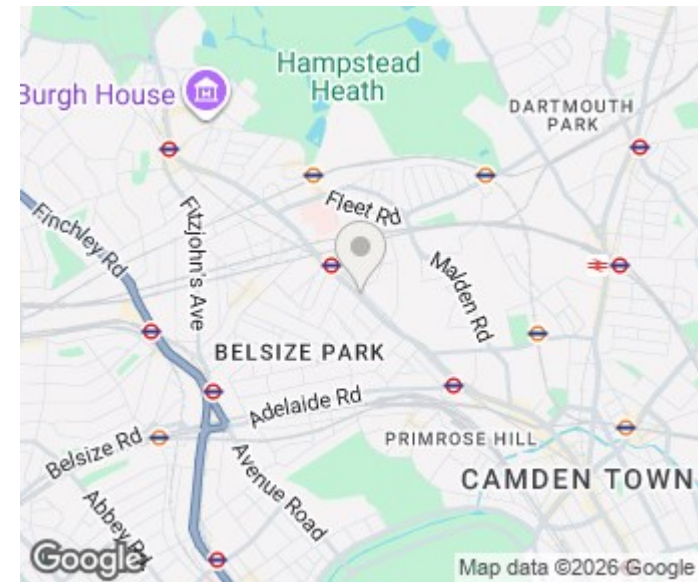


First Floor

Ref :

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**P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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