



**Hamilton Road, London, NW10 1NX**

Price:  
£ 375,000





# Hamilton Road, London, NW10 1NX

Price: £ 375,000 1 bedroom house

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## OVERVIEW

A beautifully presented one-bedroom first-floor Edwardian conversion, offered chain free with a share of freehold and a newly extended 999-year lease, extending to approximately 585 sq ft of well-proportioned internal living space.

This characterful home retains a wealth of original period features throughout, combining timeless Edwardian charm with modern comfort. High ceilings enhance the sense of space and light, while details including an original tiled fireplace, decorative cornicing, picture rails, traditional skirting boards, and original pine internal doors give the property a warm and elegant feel.

## KEY FEATURES

- Chain-free one-bedroom Edwardian conversion set on the first floor
- Share of freehold with a newly extended 999-year lease in place
- Approximately 585 sq ft with high ceilings and excellent natural light
- Retained period features including fireplace, cornicing, and original pine doors
- Bay-fronted reception room with direct access to a private balcony
- Large west-facing private garden with covered outdoor dining area
- Fully fitted kitchen with dining space and contemporary bathroom suite
- Excellent storage with loft potential to extend, subject to consent
- Moments from Dollis Hill Station on the Jubilee line
- Fast direct links to Canary Wharf, the West End, and Central London

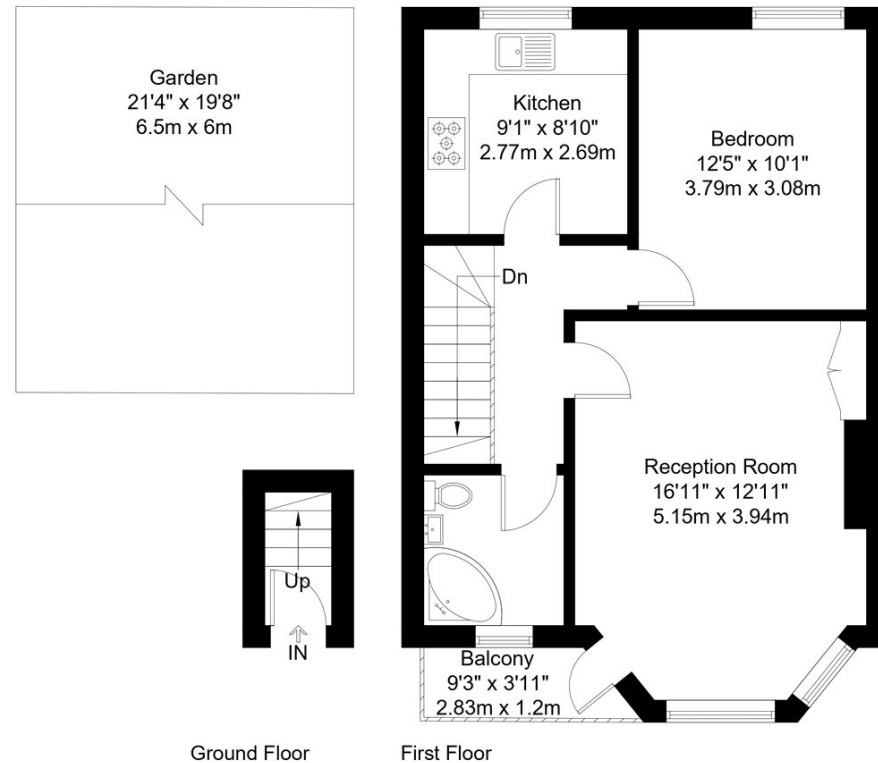
# Hamilton Road, NW10

Approx Gross Internal Area = 54.4 sq m / 585 sq ft

Balcony = 2.8 sq m / 30 sq ft

Total = 57.2 sq m / 615 sq ft

# EBI



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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