



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

Price:  
£ 395,000





# Hamilton Road, London, NW10 1NX

Price: £ 395,000 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, measuring approximately 585 sq ft.

This charming home is rich in period character, with original features carefully retained throughout. High ceilings enhance the sense of space, while details such as the Edwardian tiled fireplace, decorative cornicing, picture rails, skirting boards and original pine internal doors give the property a warm and timeless feel.

## KEY FEATURES

- Chain free one bedroom Edwardian conversion on the first floor
- Share of freehold with a newly extended 999 year lease
- Approx. 585 sq ft with high ceilings and strong natural light
- Original period features including fireplace, cornicing and pine doors
- Bay fronted reception room with direct access to private balcony
- Large west facing private garden with covered dining area
- Fully fitted kitchen with dining space and modern bathroom
- Moments from Dollis Hill Jubilee line with direct links to Canary Wharf

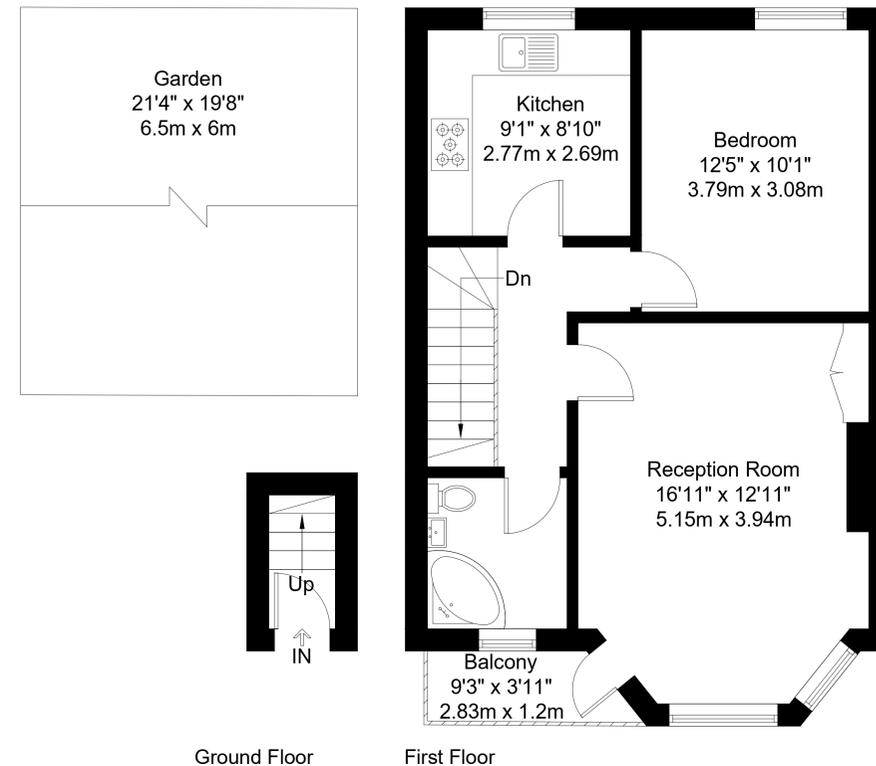
# Hamilton Road, NW10

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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