

1A & 1B DERSINGHAM ROAD

LONDON NW2



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LONDON NW2

An impressive gated new development of 9 luxury apartments.

The lift served apartments offer beautiful finishes to include kitchen units by Euromobil from Italy with integrated Bosch appliances and Caesar stone 'Verona' worktops. The bathrooms have luxury Italian vanity units with Hans Grohe mixer taps, full height Porcelain tiles and Corian wash basins. Throughout the apartment there is brushed matt grey engineered Oak flooring with underfloor heating.

Secure underground parking is available separately with electric charging points and there is a secure 18 cycle store room off the main entrance hall. Video entry phone, security cameras and alarms are standard and the development offers at 10 year Premier Warranty on completion.

This energy efficient low carbon building offers the very best in design and ingenuity with MVHR fresh air ventilation systems, low energy lighting and Air Source Heat Pumps.

- ◆ Euromobil kitchen units from Italy
- ◆ Integrated Bosch appliances
- ◆ Caesar stone 'Verona' worktops
- ◆ Luxury bathrooms with Italian vanity units
- ◆ Brushed mat grey engineered Oak flooring
- ◆ Underfloor heating
- ◆ Lift
- ◆ 18 cycle store room
- ◆ Video entry phone
- ◆ Security cameras
- ◆ Alarms
- ◆ 10 year Premier Warranty
- ◆ MVHR fresh air ventilation systems
- ◆ Low energy lighting
- ◆ Air Source Heat Pumps

Dersingham Road is within easy reach of West Hampstead, The Hockrofts and Cricklewood Broadway. This location is close to the famous and wide open spaces of Hampstead Heath and the Village where there are a vast array of local amenities. There is a great arrange of eclectic local shops, bars and restaurants as well as excellent transport connections into Central London and further afield.

Cricklewood Station (Thameslink & Overground Service) is 0.5m away. Willesden Green (Jubilee Line) is 1.2m away. In addition there are numerous bus routes in and out of the Capital.

Tenure	Leasehold, 999 years
Ground Rent	Peppercorn
Parking Space	£25,000 each (9 spaces plus 2 disabled spaces)
Storage Space	£15,000 each (only 3 storage spaces are available and should be given to the bigger flats)

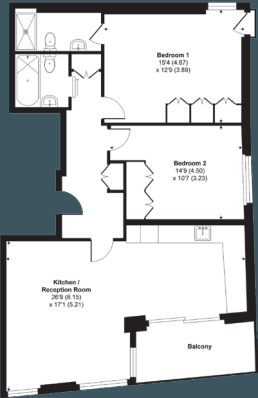
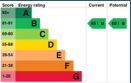


1A	Apartment Level	Outside Space	Bedrooms	Size sq.m	Size sq.ft	Guide Price	Estimated annual service charge
1	First	Balcony	2	85	917	£735,000	£1,398
2	First	Balcony	1	60	641	£570,000	£978
3	First	Balcony	1	58	624	£570,000	£952
4	Second	Balcony	2	82	888	£735,000	£1,354
5	Second	Balcony	2	101	1,086	£935,000	£1,656
6	Second	Balcony	3	109	1,174	£1,025,000	£1,790
7	First and Second Duplex	Garden	3	119	1,285	£1,075,000	£1,960
8	First and Second Duplex	Garden	3	115	1,239	£1,075,000	£1,889
9	First and Second Duplex	Garden	3	119	1,281	£1,100,000	£1,954

1B	Commercial Space	inc 1 parking space		65	700	£500,000	£1,068
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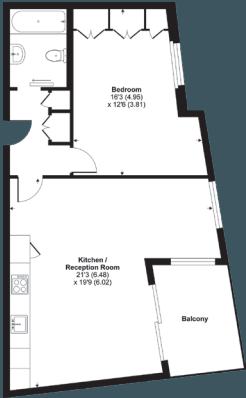


Flat 1
Gross Internal Area (Approx.)
85 Sq M - 917 Sq Ft



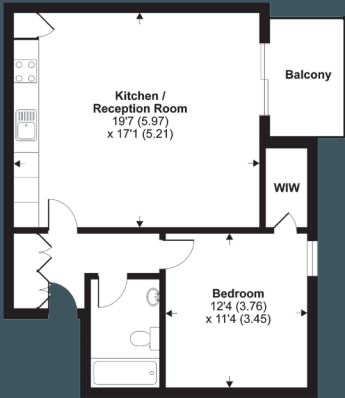
First Floor

Flat 2
Gross Internal Area (Approx.)
60 Sq M - 641 Sq Ft



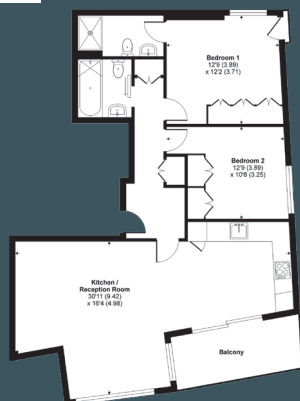
First Floor

Flat 3
Gross Internal Area (Approx.)
57.9 Sq M - 624 Sq Ft



First Floor

Flat 4
Gross Internal Area (Approx.)
82 Sq M - 888 Sq Ft



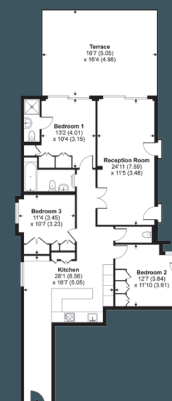
Second Floor

Flat 5
Gross Internal Area (Approx.)
101 Sq M - 1,086 Sq Ft



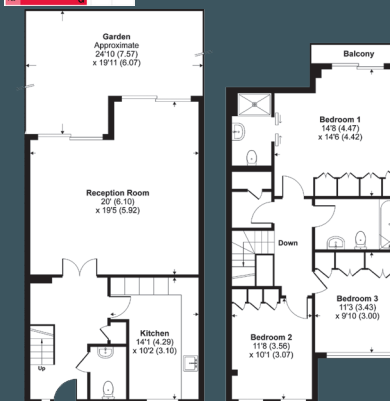
Second Floor

Flat 6
Gross Internal Area (Approx.)
109 Sq M - 1,174 Sq Ft

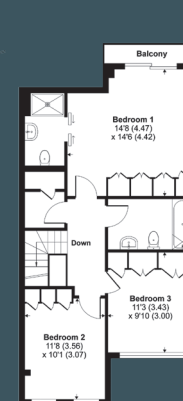


Second Floor

Flat 7
Gross Internal Area (Approx.)
119 Sq M - 1,285 Sq Ft

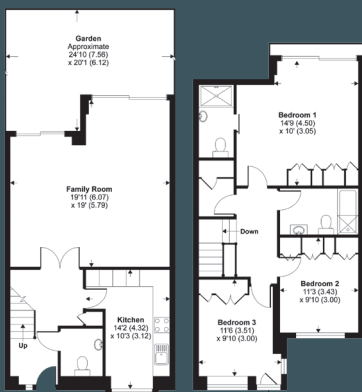


Ground Floor

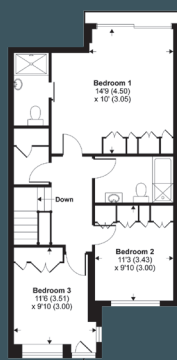


First Floor

Flat 8
Gross Internal Area (Approx.)
115.1 Sq M - 1,239 Sq Ft

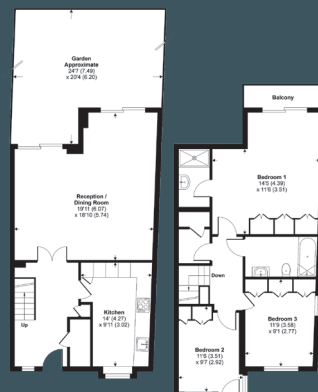


Ground Floor

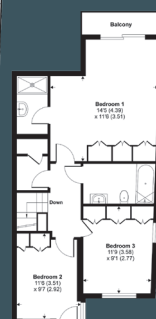


First Floor

Flat 9
Gross Internal Area (Approx.)
119 Sq M - 1,281 Sq Ft

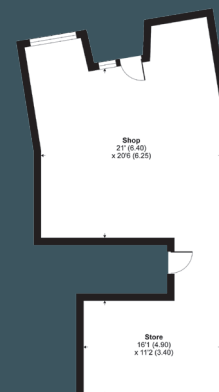


Ground Floor



First Floor

Flat 1B Commercial
Gross Internal Area (Approx.)
65 Sq M - 698 Sq Ft



Ground Floor

Viewing: Strictly by appointment with Savills.

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