



A two bedroom second floor flat set within an impressive gated new development of 9 luxury apartments.

**Dersingham Road, London, NW2**

£785,000 Leasehold (999 years)



**Incredible floor-to-ceiling windows •  
Two balconies to the front • Walk-in dressing  
room • 4-person lift • Bathed in natural light •  
Attractive easterly aspect**

#### **Local Information**

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

Cricklewood Station (Thameslink & Overland 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.

#### **About this property**

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.

#### **Tenure**

Leasehold (999 years)

#### **Local Authority**

London Borough of Barnet

#### **Energy Performance**

EPC Rating = B

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.







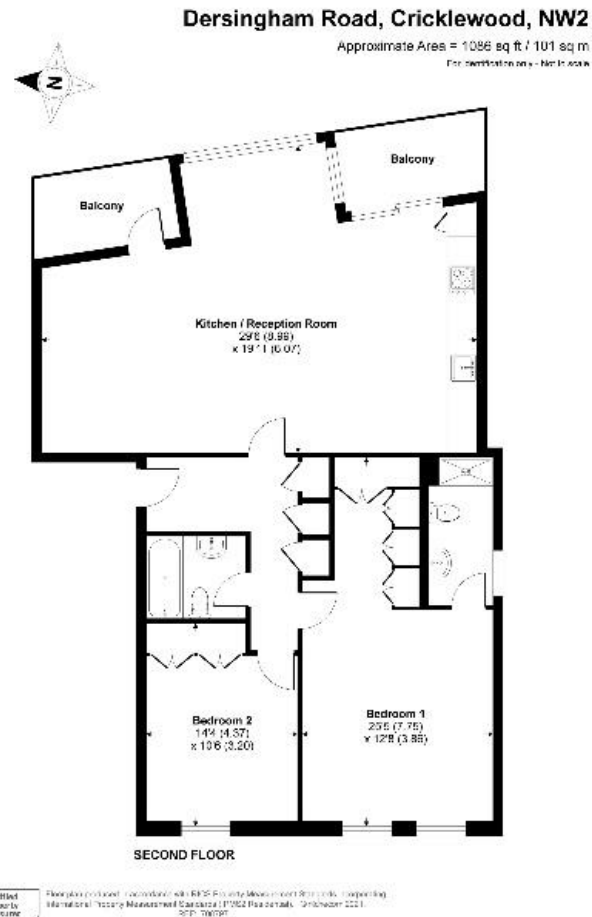
**Dersingham Road, London, NW2**  
**Gross Internal Area** 1086 sq ft, 100.9 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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