



# A three bedroom maisonette set within an impressive

**Dersingham Road, London, NW2**

£999,950 Leasehold (998 years remaining)





**Great light & proportions • Superb  
Kitchen/Reception room • Off-street parking  
• Balcony • Garden • Beautiful bathrooms •  
Walk-in wardrobe • 4-person lift**

**Local Information**

Dersingham Road is within easy reach of West Hampstead, The Hockleys 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 & 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.

**About this property**

The apartment offers 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(998 years remaining)

**Local Authority**

London Borough Of Barnet

**Energy Performance**

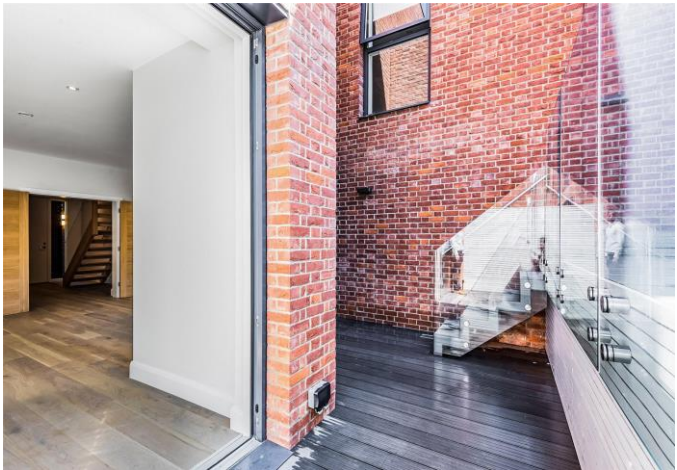
EPC Rating = B

**Viewing**

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

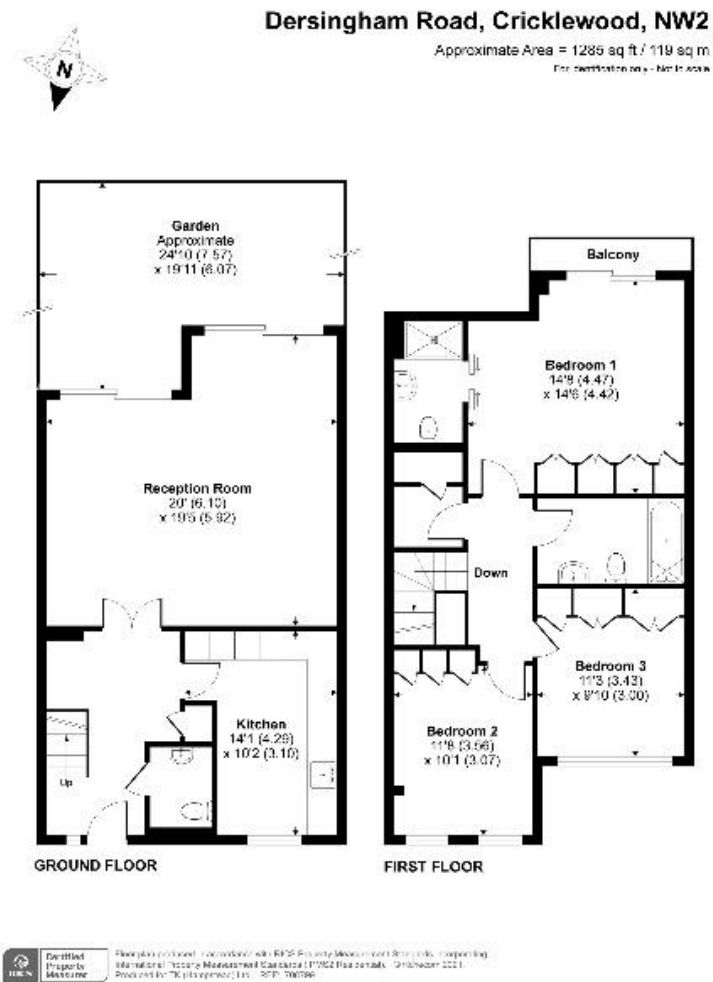






Dersingham Road, London, NW2  
Gross Internal Area 1285 sq ft, 119.4 m²

James Diaper  
Hampstead  
+44 (0) 20 7472 5000  
jdiaper@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211021JESS

