



A beautifully presented and luxurious two bedroom penthouse.

**Viridium Apartments, 264 Finchley Road, London, NW3**

£1,050 pw (£4,550 pcm) plus fees apply, Furnished, Unfurnished  
Available now



- Contemporary & luxurious finish
- Open plan kitchen
- Near Golders Hill Park & Hampstead Heath
- Close to the amenities of the Finchley Road
- Cycle storage

#### Local Information

These apartments are ideally situated for access to the amenities and excellent transport links of Finchley Road, West Hampstead and Hampstead Village.

Finchley Road and Frognaal Overground is approximately 600 metres away and Finchley Road Underground Station (Jubilee and Metropolitan Lines) is approximately 1.3 km away. West Hampstead Underground Station (Jubilee Line) is approximately 1km distant and West Hampstead Thames link and Overground are approximately 900 metres away. There are also three major and frequent bus routes into Central London on the doorstep with two of them being 24/7.

The green open spaces of Hampstead Heath and Golders Hill Park are also approximately 900 metres away.

#### About this property

Imaginatively designed these brand new 3 bedroom bespoke apartments enjoy numerous luxurious benefits including an automated home heating and lighting system, under floor heating, direct lift access and Villeroy & Boch luxurious bathrooms. The fixtures, materials and finishes are contemporary, luxurious and sympathetic to the

surroundings providing elegant living spaces.

Additional benefits include a Built-in Wine Cooler, Under-Floor Heating, a fitted wardrobe to the master bedroom, automated Home Heating & Lighting System\*, Video Entry and Cycle Storage.

#### Furnishing

Furnished, Unfurnished

#### Local Authority

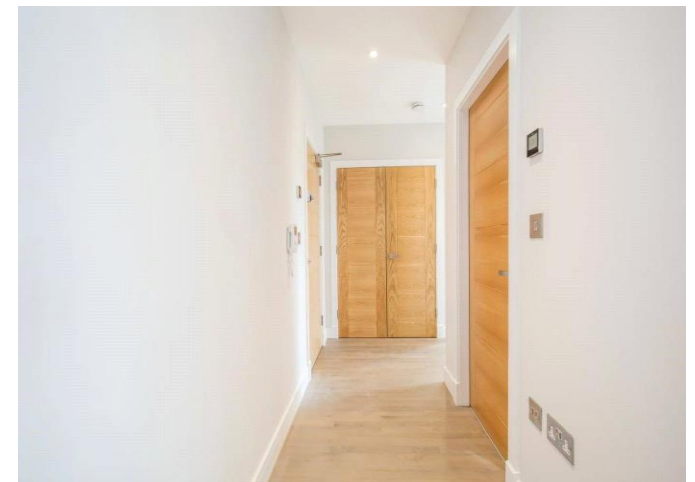
Council Tax Band = F

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Lettings Office. Telephone: +44 (0) 20 7472 5030.







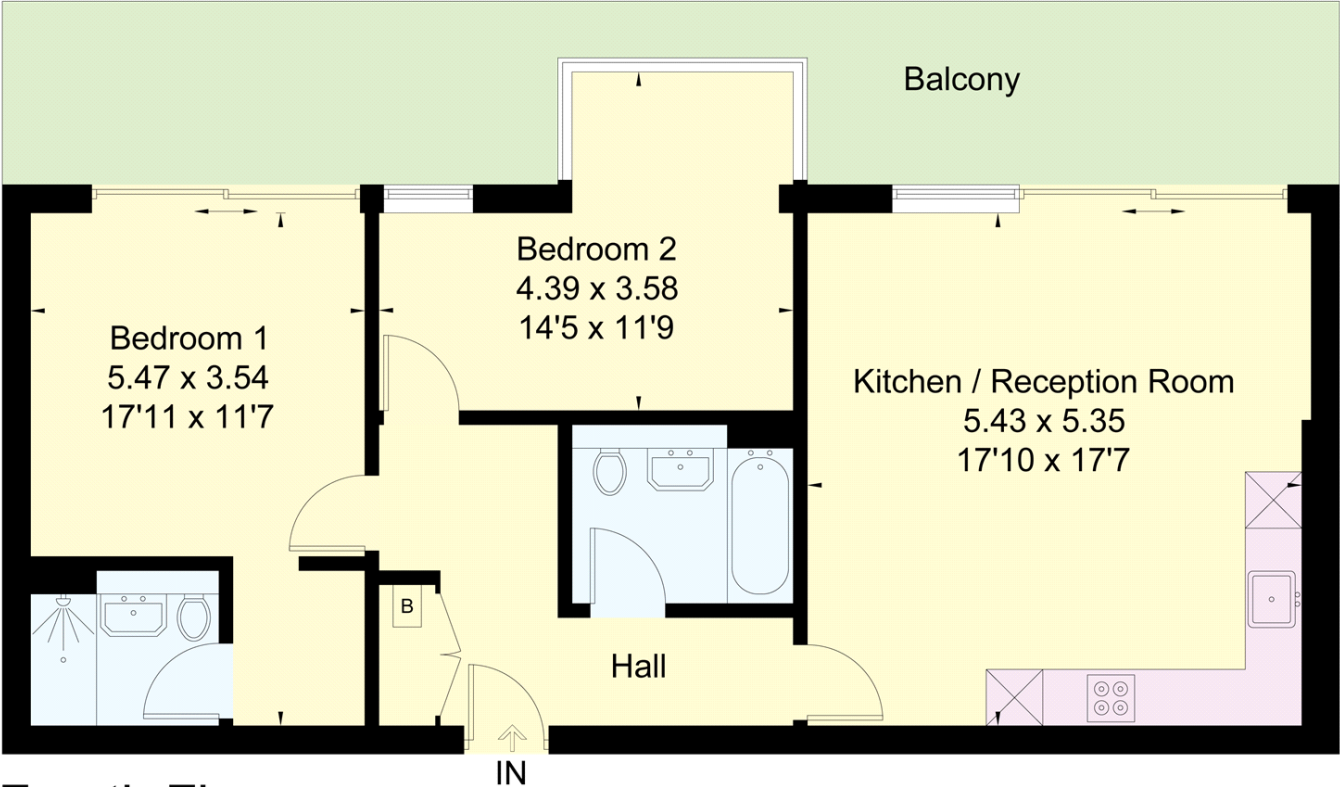
Viridium Apartments, 264 Finchley Road, London, NW3  
Gross Internal Area 846 sq ft, 78.6 m<sup>2</sup>

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Finchley Road, Hampstead, NW3

Gross Internal Area (approx) = 78.6 sq m / 846 sq ft  
Balcoy Areas = 24.1 sq m / 259 sq ft  
For identification only. Not to scale.  
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Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(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 	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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