



A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT OFFERING OVER 1,000 SQ FT OF LIVING SPACE.

ARDWICK ROAD, FORTUNE GREEN, LONDON, NW2

Unfurnished, £600 pw (£2,600 pcm) + fees and other charges apply.*

Available Now



• 2 Bedrooms • 2 Bathroom • Reception room

- Contemporary and luxurious finish
 - Built in wardrobes
 - Two en suite bathrooms
- Wooden flooring throughout
- Close to transport links

• **EPC Rating = D** • **Council Tax = E**

Situation

The White House is conveniently situated for access to the array of excellent shops, cafes and restaurants that both the Finchley Road and West Hampstead have to offer. Brent Cross Shopping Centre, North London's premier shopping destination, is also nearby.

For transport West Hampstead Thameslink is approximately 1.3km away and West Hampstead Overground and Underground Station (Jubilee Line) are approximately 1.4km distant, offering favourable journey times in to the City and West End. Finchley Road & Frognal Overground Station is approximately 1.3km distant.

The close proximity to the A41 ensures easy road access to the A406, A1, M1 & M25 motorway networks with Heathrow, Luton and Stanstead airports also within easy reach.

Description

A contemporary and luxurious apartment offering over 800 sq ft of living space with wooden flooring throughout.

The property comprises two bedrooms both with en suite bathrooms and built in wardrobes, an open-plan kitchen, a guest W.C and storage space in the loft.

The fixtures, materials and finishes are contemporary and luxurious.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



8, 1 Ardwick Road, NW2

Gross internal area (approx.)
 96 Sq m (1028 Sq ft) Including Under 1.5m and Loft
 75 Sq m (812 Sq ft) Excluding Under 1.5m amd Loft
 For identification only, Not to Scale



Floor Plan by capital group 020 8671 7722



Second Floor

FLOORPLAN

Gross internal area: 812 sq ft, 75.4 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190821LCCY

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Hampstead Lettings

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