



AN OUTSTANDING DUPLEX PENTHOUSE WITH PANORAMIC VIEWS ACROSS THE LONDON SKYLINE

MELROSE APARTMENTS
WINCHESTER ROAD, SWISS COTTAGE, LONDON, NW3

Guide Price £2,750,000– Leasehold, 890 years remaining

savills

Reception Room • Kitchen • 4 bedrooms (3 en suite) • 1 further bathroom
• Study
• Terrace • Lift
• 249 sq m (2,680 sq ft)

Situation

Melrose Apartments is excellently located within close proximity to the amenities of Belsize Park, Primrose Hill and St. John's Wood, together with the open spaces of both Regent's Park, Primrose Hill and Swiss Cottage Underground Station (Jubilee Line).

Description

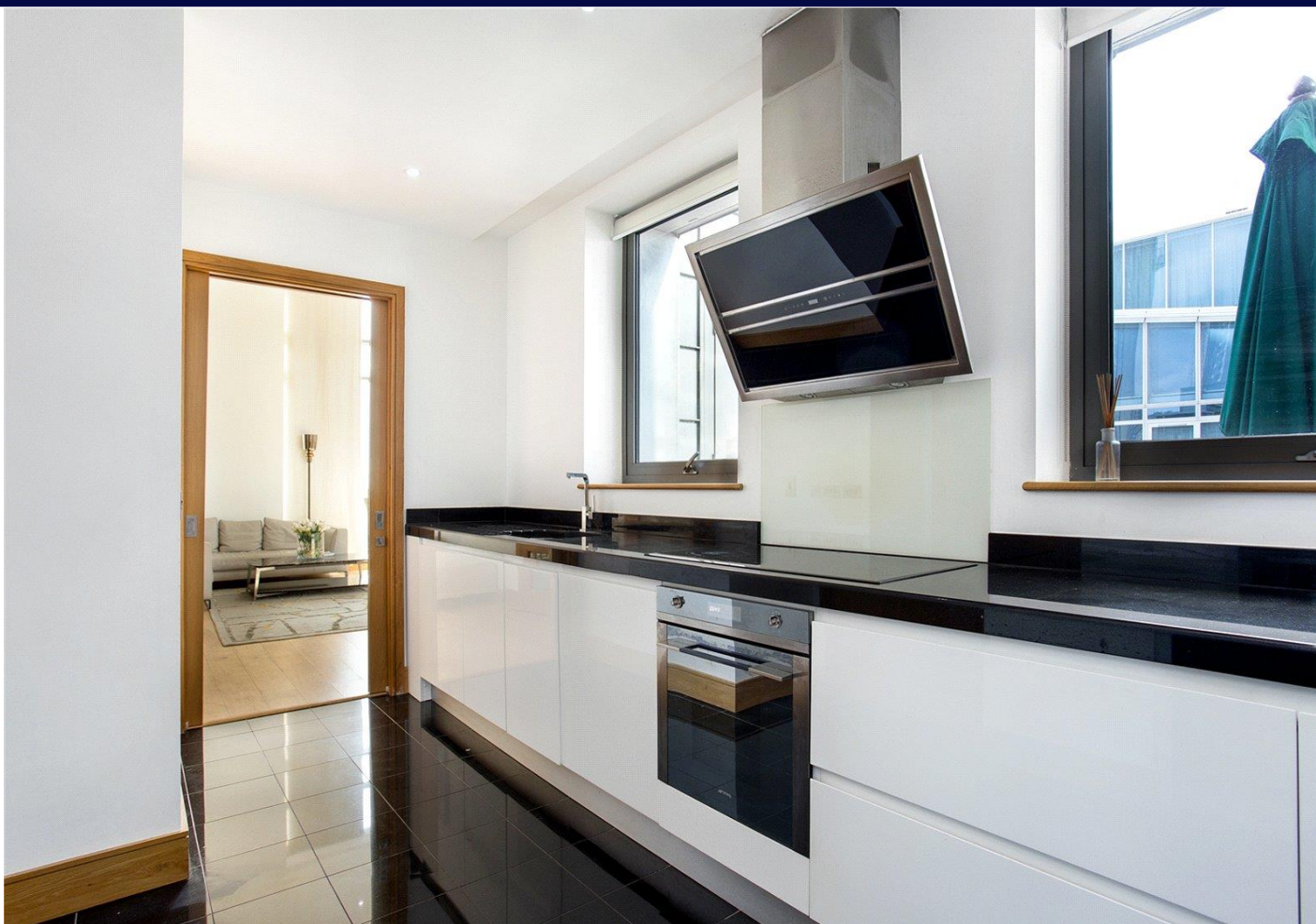
This outstanding duplex penthouse apartment, with vaulted ceilings in the reception room, is situated on the 6th and 7th floor offering spectacular views of the Central London skyline. Offered in good condition, the property has preheated ventilation, under floor heating and comfort cooling throughout the property. Further benefits include secure lift access from parking basement directly to the penthouse by secure pin code, a 24 hour porter, west facing terrace and secure underground parking for two cars.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





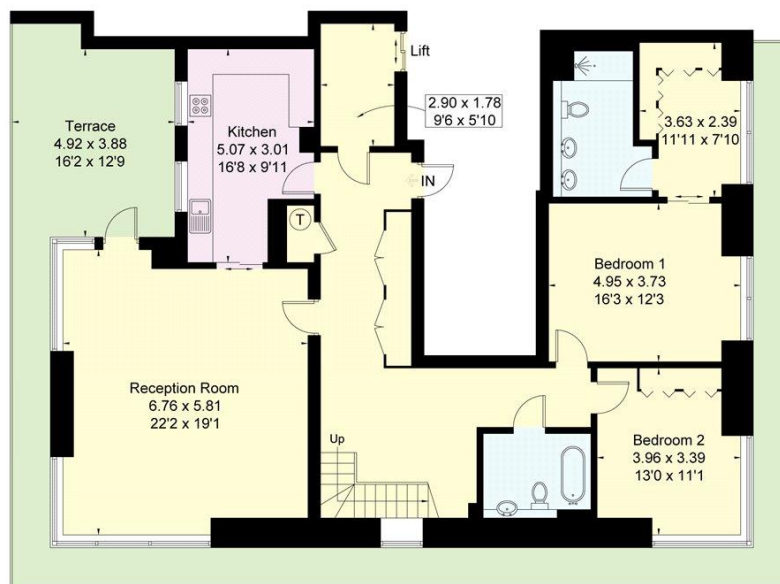
Winchester Road, Swiss Cottage, NW3

Gross Internal Area (approx) = 249 sq m / 2680 sq ft

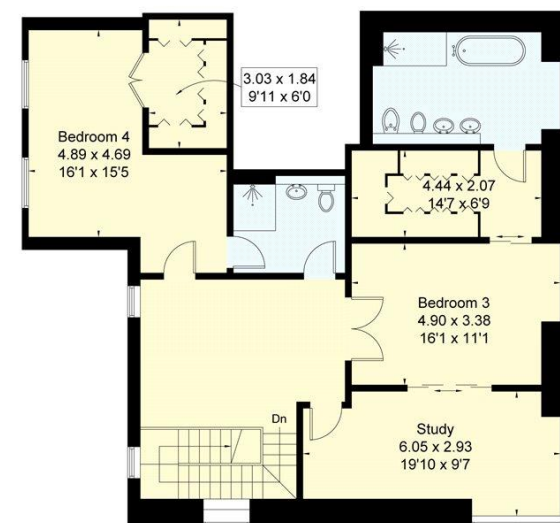
Balconies & Terrace Areas = 53.6 sq m / 577 sq ft

For identification only. Not to scale.

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Sixth Floor



Seventh Floor



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

St John's Wood & Regent's Park

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