



**AN IMPRESSIVE DUPLEX PENTHOUSE IN THE HEART OF CAMDEN WITH PORTERAGE  
AND SECURE PARKING.**

THE GLASS BUILDING, 226 ARLINGTON ROAD, LONDON, NW1 7HY

**Guide Price £1,975,000 – Share of Freehold**





- Terrace • Vaulted ceilings • Porter
- One secure parking space • Leasehold
- 2,458 sq ft (228.3 sq m)

2 Bedrooms • 2 Bathrooms • 2 Reception Rooms

### Description

The Glass Building, designed by Piers Gough of renowned architectural practice CZWG, was the first purpose built new loft building in Camden and at the time of its construction, a ground breaking building. There is secure parking underground for one car, day portorage and numerous restaurants, shops and transport close at hand.

### Location

Arlington road is in the heart of Camden and is arguably one of the best locations in the area offering a tranquil setting with the lively hustle and bustle of the markets and high street nearby. Mornington Crescent and Camden Town Underground stations (Northern Line) are just 0.3 miles and 0.2 miles away respectively, while Camden Road (Overground) is within very easy reach, about 0.4 miles away. The property is also conveniently located within easy reach of the green open spaces of Regent's Park and Primrose Hill.

### Energy Performance

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

### Viewing

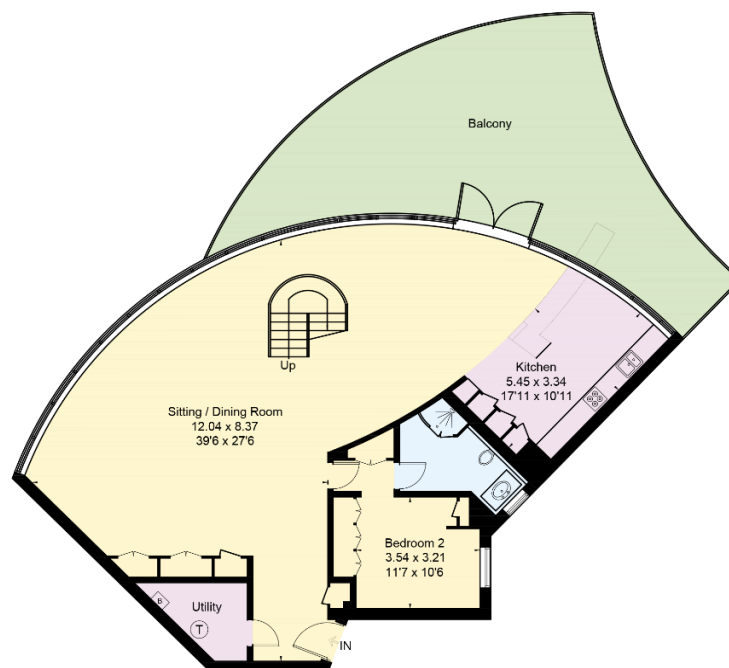
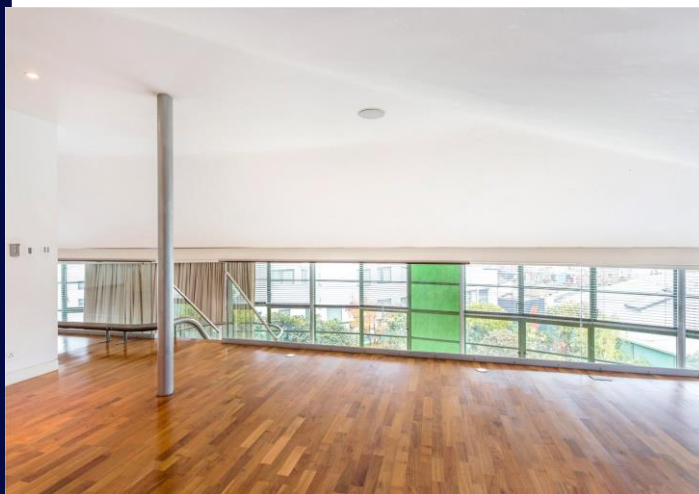
Strictly by appointment with Savills.



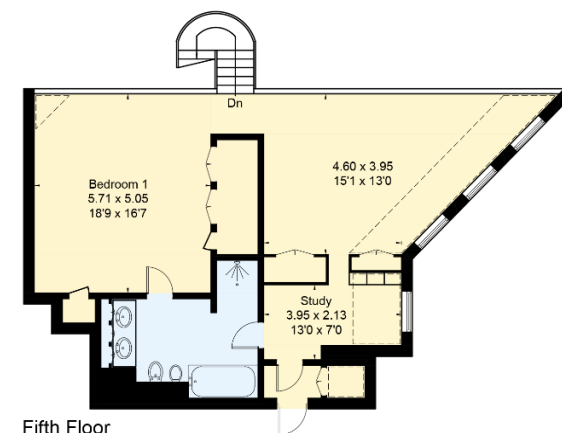


## Arlington Road, NW1

Gross Internal Area (approx) = 244.9 sq m / 2636 sq ft  
 Balcony Area = 61.3 sq m / 660 sq ft  
 (Of which 16.6 sqm / 178 sq ft is restricted head height)  
 For identification only. Not to scale.  
 © Floorplanz Ltd



= Reduced headroom below 1.5m / 5'0







## St Johns Wood & Regents Park

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(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