



A five bedroom duplex penthouse apartment situated in a portered development with secure off street parking

Melrose Apartments, Winchester Road, Swiss Cottage, London, NW3

£2,500,000 Leasehold (approximately 886 years remaining)



- Vaulted reception room • Offering spectacular views of the Central London skyline • West facing terrace • Secure off street parking for two cars • 24 hour porter

About this property

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.

Local Information

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).

Tenure

Leasehold (approximately 886 years remaining)

Local Authority

Camden Council

Energy Performance

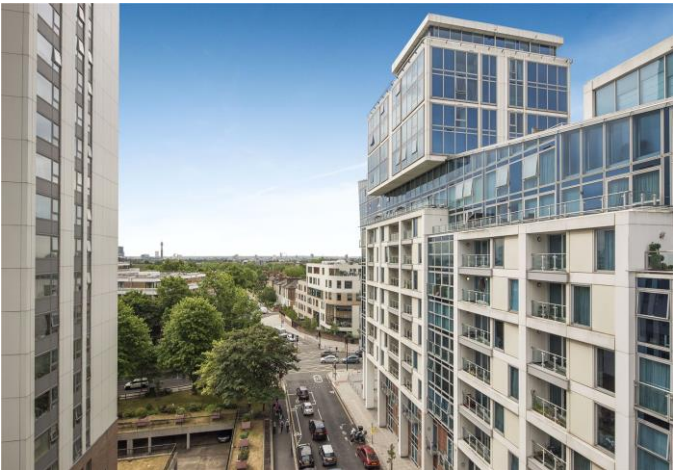
EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

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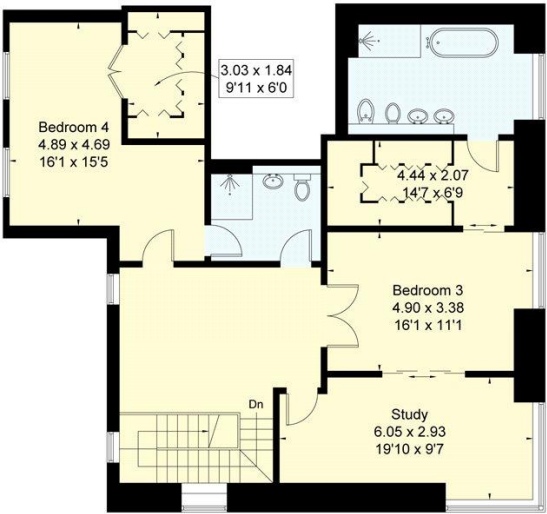


Winchester Road, Swiss Cottage, NW3


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	
(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	

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