

LUXURY PENTHOUSE APARTMENT

**12 Waldorf Place, 3 Fairmont Mews
London NW2 2BR**



Please find details of the above luxury penthouse apartment in this desirable newly built block, which is situated on the corner of Finchley Road and Llanvanor Road, within 5 minutes of the amenities of Golders Green and Temple Fortune and in walking distance of Hampstead Heath. There is direct access between the houses of Finchley Road to West Heath Road and the joys of Golders Hill Park, with its miniature zoo and legendary Italian cafeteria and gelateria.

This air-conditioned penthouse apartment is one of the most desirable within this prestigious development and is 1,504sqft (140sqm). It has a grand entrance with floor to ceiling windows with west-facing uninterrupted views over the London skyline, with stunning sunsets at dusk.

All the bedrooms and reception rooms lead directly onto the large roof terraces which overlook the manicured courtyard or have panoramic views across the southwest London skyline.

The entrance lobby of The Lexington is very grand where the 12hr concierge/porter is located. There are landscaped communal gardens, secure underground parking for 1 car (a 2nd space can be rented) and there is a very large air conditioned, 800sqft fully fitted private gym, with changing room and WC for residents. There is a convenient bike store and a storage cupboard, in the basement area.

An 'Alexa' voice-controlled sound system in the Reception Room and Master Bedroom, with concealed speakers in the ceilings, is a welcome feature.

The terms are:

Asking price: £ 1,195/week

Occupancy: Available now

Excellent long-term tenant required

Unfurnished or by agreement, furnished – to be negotiated.



Features include:

- 3 Bedrooms, 1 Bathroom, Shower room (ensuite with Master Bedroom)
- Master Bedroom (air conditioned) has floor to ceiling window and Terrace (with uninterrupted west facing views over London), full Dressing Room and Shower Room en-suite (with heated wall), 2 further Double Bedrooms, one further Bathroom.
- Bathroom with Aquavision television and heated towel rail.
- Separate cloaks cupboard in hallway.
- The Reception Rooms and hallways have a good quality wood strip floor, with carpets to all bedrooms.
- There are dress curtains with electrically operated blinds (obscure and blackout)
- Large Reception Room (approx. 34ft) with floor to ceiling doors/windows. Views east and west with access to the two full-width Terraces on both sides of the apartment.
- All the bedrooms lead directly to the terraces
- Large fully-fitted Bofi modern Kitchen with Breakfast Bar/island enough for chairs with a host of modern Miele appliances – oven, microwave oven, wine cooler, fridge/freezer, ceramic hob.
- Floor to Ceiling doors/tilt windows throughout.
- Separate Utility Room with Miele washing and drying machines.
- Hall with spectacular views across the London skyline.
- Underfloor heating/entry phone/burglar alarm/security locks with panic alarms/smoke alarm/air con to the master bedroom, hallway and reception room.
- Computer controls to lighting and heating

- Extraordinarily large, private, air-conditioned Gym available for residents (800sqft in size) with changing room and toilet facilities.
- Secure underground parking for one car (a 2nd space can be rented).
- Lockable storage space (approx. 2 x 2.5msq)
- The development has a concierge service for 12hrs daily, security gates and is protected by a myriad of CCTV cameras.
- Spacious communal bike store.
- Golders Hill Park and Hampstead Heath are both a short 5 min walk away.
- Golders Green tube station (Northern Line) and bus terminus are within a 7-minute walk as are local shops and amenities.
- Conveniently located within the development is an excellent and privately run physiotherapy clinic and doctor's surgery.



Entrance Foyer with 12hr concierge/porter



Private 800sqft, air-conditioned gym with lockers, WC and changing room



Open plan, 34ft Kitchen/Reception with access to terraces on both sides, one with stunning views of the London skyline



Master Bedroom 1, with ensuite Shower Room and separate Dressing Room



Bedroom 2



Bathroom with Aquavision TV



Terrace with stunning views over London skyline

FLOOR PLAN:

12 Waldorf Place, The Lexington, NW11

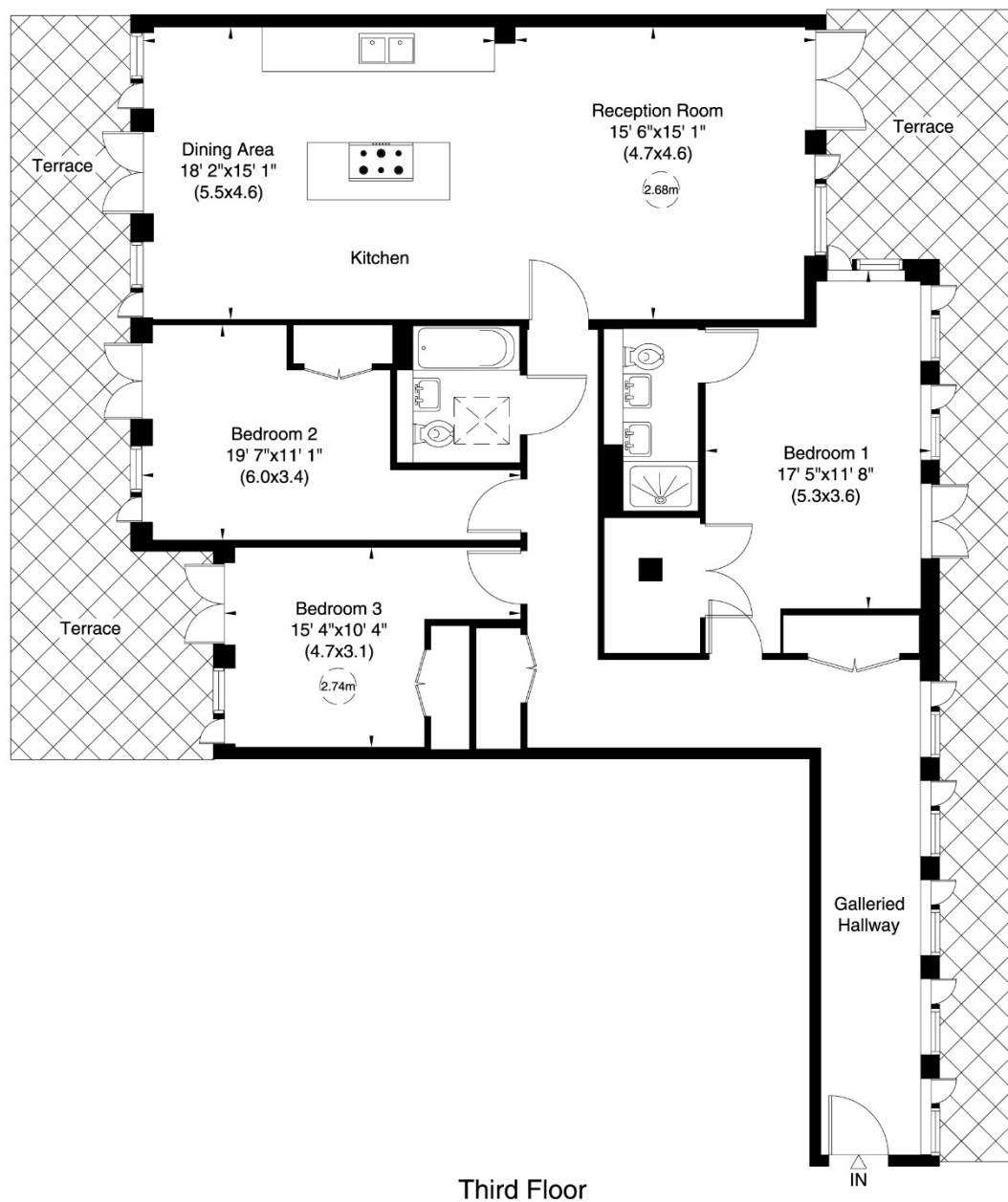
Gross internal area (approx.)

1504 Sq ft (140 Sq m)

For identification only, Not to Scale



Floor Plan by **capitalgroup** 020 8671 7722



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).