



LANCASTER GROVE | | LONDON | NW3 4AF

£8,300 PER MONTH

LIVINGS  
SPACE  
ESTATE AGENTS

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WE ARE PLEASED TO OFFER THIS STUNNING AND UNIQUE 3 BEDROOM AND 3 BATHROOM BRAND NEW MODERN APARTMENT SITUATED IN A GREAT LOCATION AND WITHIN 10 MINUTES FROM EITHER BELSIZE PARK AND SWISS COTTAGE TUBE STATION.

THIS PROPERTY IS SPLIT OVER TWO FLOORS AND HAS BEEN FINISHED TO A VERY HIGH STANDARD THROUGHOUT WITH CONTEMPORARY FIXTURES AND FITTINGS, ART DECO BATHROOMS, MODERN FITTED KITCHEN WITH ALL APPLIANCES, UNDERFLOOR HEATING WITH HARDWOOD FLOORING THROUGHOUT, AIR CONDITIONING SYSTEM, AUTOMATED BLINDS, AND CURTAIN SYSTEM, AND SOLE USE OF A PATIO GARDEN, AND WITH ACCESS TO COMMUNAL GARDENS.

AVAILABLE END OF JULY

- FLAT - UNFURNISHED
- 3 BEDS + 2 RECEPTIONS
- 3 BATHROOMS
- SHOWER
- ENERGY RATING : B
- ACCESSIBILITY: LIFT
- PERMIT PARKING
- GARDEN
- WASHING MACHINE
- DISH WASHER



TOTAL: 2028 sq. ft, 188 m2  
FLOOR 1: 1339 sq. ft, 124 m2, FLOOR 2: 689 sq. ft, 64 m2  
EXCLUDED AREAS: PATIO: 183 sq. ft, 17 m2, BALCONY: 230 sq. ft, 21 m2, OPEN TO BELOW: 121 sq. ft, 11 m2  
This Plan Is For Layout Guidance Only And Is Not Drawn To Scale Unless Specified. All Dimensions, Including Windows, Doors, And The Total Gross Internal Area (gla), Are Approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND G  
EPC RATING

105 ST PAULS ROAD  
ISLINGTON  
LONDON  
N1 2NA  
020 7354 0505  
INFO@LSEA.CO.UK

