



Brock Street, NW1
£2,700,000, Leasehold

Anderson//Rose



Brock Street, NW1

An opportunity to acquire a very special apartment set on the twenty first floor of an impressive newly built scheme.

The property is focused around a truly fantastic reception & dining room, just to the left of the living space is a neatly hidden partly open plan kitchen with Miele appliances. Comprising of three double bedrooms, three bathrooms (two of which are ensuite) a fourth bedroom or study, guest cloakroom and two stunning terraces with far reaching views across the capital. The flat further benefits for the buildings 24 hour concierge, passenger lift and allocated underground parking.

The Triton Building is the centrepiece of British Land's Regent's Place campus, a mixed-use scheme bordering Regent's Park to the west, Kings Cross to the east and both Marylebone and Fitzrovia to the south. All four of these London neighbourhoods are within a mile of the development.



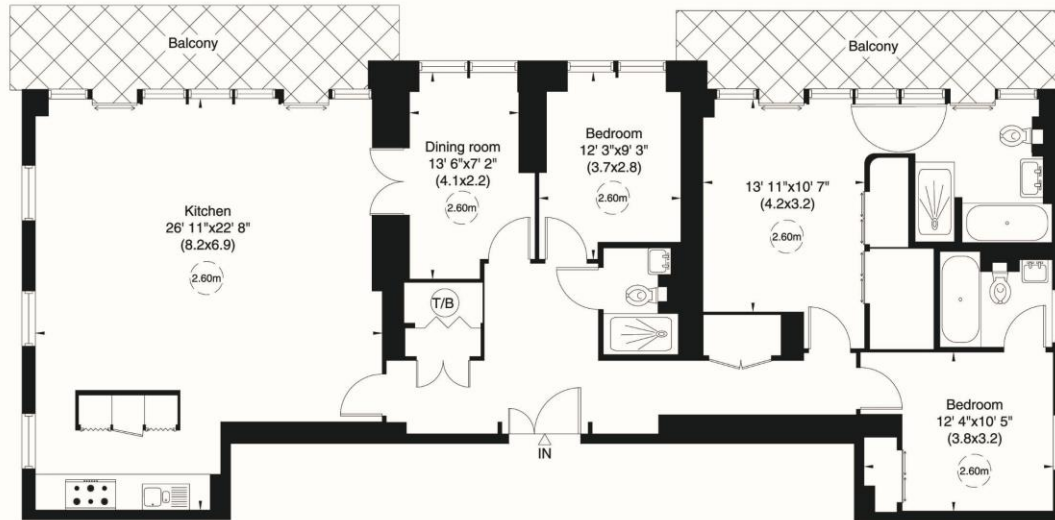
Triton Building, 20 Brock Street, NW1

Gross internal area (approx.)

146 Sq m (1567 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



Twenty-First 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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.