



**Holmes Road, NW5**  
Asking Price: £4,450,000 , Share of Leasehold

Anderson//Rose









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**Share of Leasehold**

**Service Charge: £5,501.27 per annum**

**Ref PCL230086**

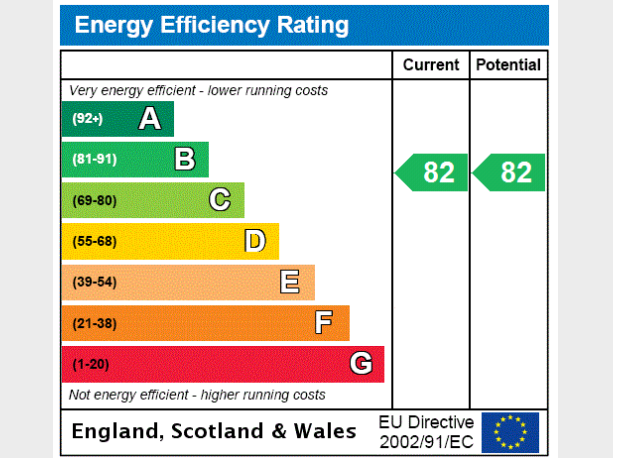
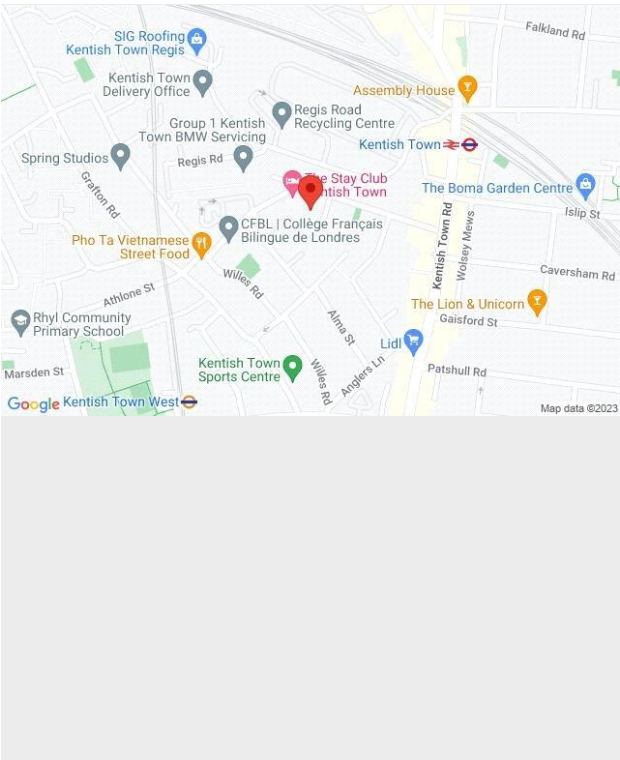
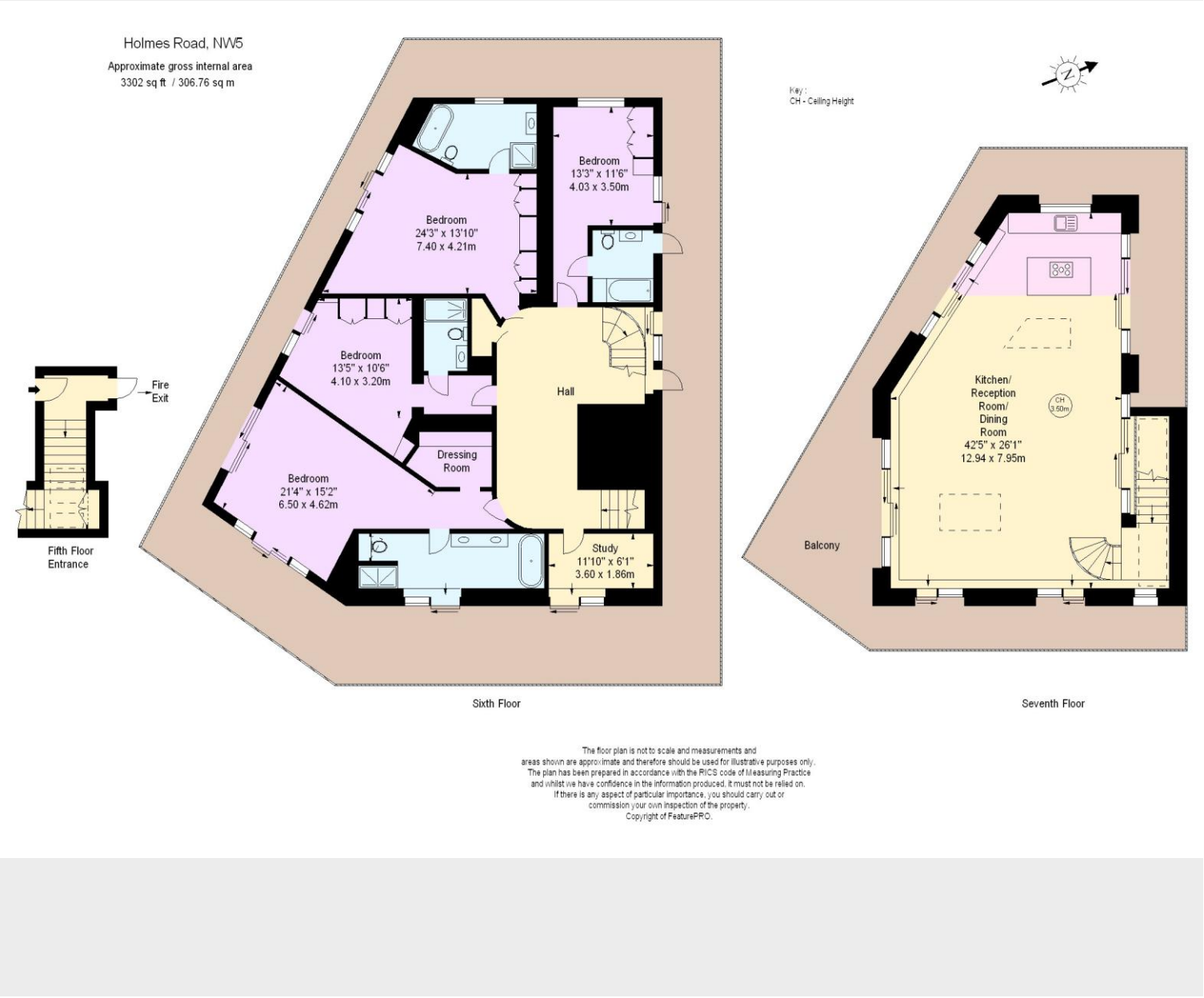
## Holmes Road, NW5

An exceptionally rare opportunity to acquire a beautifully designed yet quirky apartment in Northwest London.

This loft style apartment has been interior designed to create a modern warehouse feel, benefiting from exceptionally high ceiling volumes and an incredible quality finish that is retained throughout. The property occupies the top two floors of the block and comprises an expansive everyday space made up of the living room, a remarkable open plan kitchen with state-of-the-art appliances and a dining room, with all this leading onto a substantial wrap around balcony roof terrace with views

across London's skyline. The floor below services all your sleeping accommodation with the superb principal bedroom suite with a walk-in dressing room/wardrobe, three further a great sized bedrooms all with plenty of storage and en-suite bathrooms, a study and all rooms lead onto a very impressive second wrap around balcony. The property further benefits from the building's porter service, passenger lift and an allocated secure underground parking space via separate negotiation.





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.