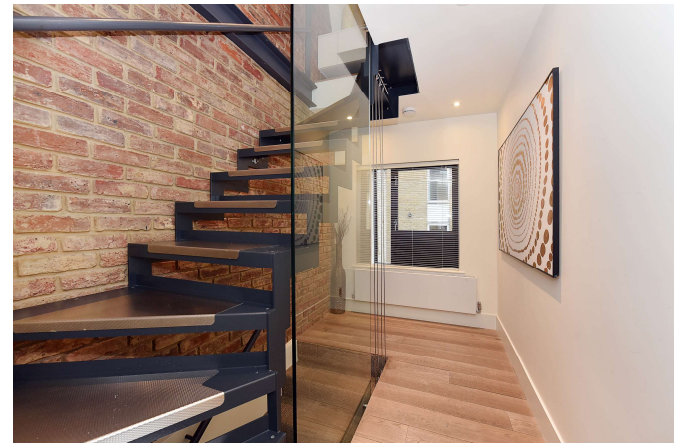


Rosemont Road, NW3
Guide Price: £1,300,000, Share of Freehold

Anderson//Rose





Guide Price: £1,300,000

Share of Freehold

Ref PCL250089

Rosemont Road, NW3

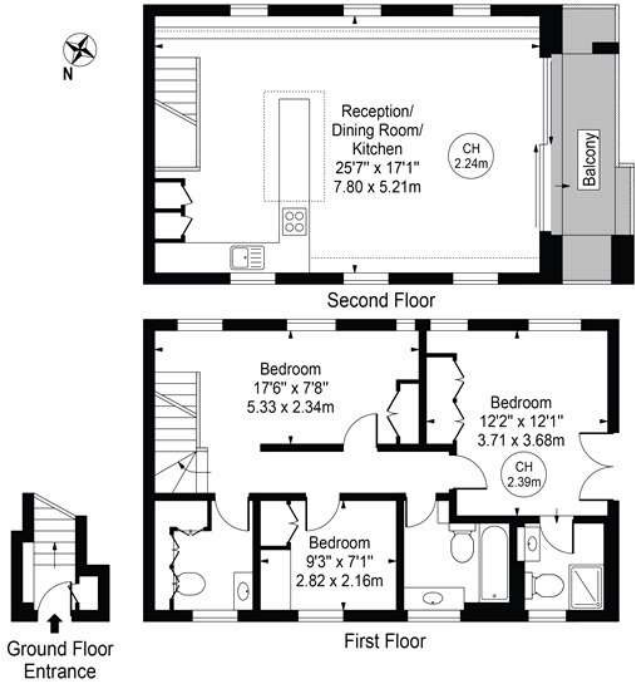
This is a fantastic opportunity to acquire a simply outstanding duplex apartment situated on the top two floors of a recently re-built house.

The apartment has been subject to an extensive and interior designed refurbishment, finished to an exquisite level and boasting exposed brickwork and beams throughout this wonderful property. Starting on the top floor you have a very impressive everyday space consisting of the reception and ding area which leads onto a private balcony and an open plan state of the art kitchen with all the appliances you could wish for! The first floor comprises of your sleeping

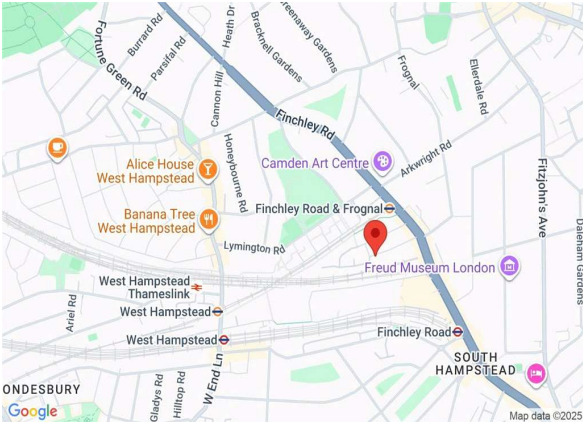
accommodation with the principal bedroom suite, a good sized second bedroom with a Juliette balcony and en-suite bathroom, a third bedroom/study and a guest cloakroom.

Rosemont Road is a quiet residential street tucked away just off of the prominent and incredibly convenient Finchley Road which has an array of world class amenities, restaurants, bars and shops, including the popular o2 centre complex just down the road. Both West & Central Hampstead are down and up the road from your front door respectfully, and in terms of transport, you are spoilt for choice with both Finchley & Frognal Overground and Finchley Road Tube virtually on your doorstep, provide a simple commute across the capital.

Rosemont Road
Approx. Total Internal Area 1088 Sq Ft - 101.08 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 1047 Sq Ft - 97.27 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.