COMPUTER GENERATED IMAGE





# Lexington Place, Golders Green, NW11
# Weekly Rental Of £1,750

A truly stunning 3/4 bedroom hi tech apartment placed on the first floor of this prestigious portered new built development on the corner of Finchley road and Llanvanor road 5 minutes to the extensive amenities and underground station of Golders Green and the green spaces of Golders Hill and Hampstead Heath. Offering Harrods Estate Management with 12 hour concierge with the entrance to the apartment leading off the main grand lobby without the need to use the lift. Approx 1,817 sq ft (168.8 sq m) and features ducted air conditioning, hard wood flooring and audio wall panels. Comprising entrance hall, 3 double fitted bedrooms, 3 sumptuous bathrooms with built in tv's (2 en-suite), open plan 27' x 18' grand reception/kitchen with top of the range Miele appliances, separate dining room, utility room. south facing views overlooking the courtyard and manicured communal gardens and 2 balconies. Underground parking and boasting an 800 sq ft cavernous fully fitted gym and changing rooms for residents. Enormous ceiling height and one wall of window for natural daylight. Early viewing of this fantastic lifestyle apartment is strongly recommended! Unfurnished on a long let.

exclusive development lift & harrods concierge | 3 double fitted bedrooms | 3 sumptuous bathrooms (2 en-suite) | 4th bedroom/dining room | stunning top of the line open plan kitchen/reception room | hard wood floors | mood lighting and ducted air conditioning throughout | utility room | 800 sq ft gymnasium for residents | underground parking | Unfurnished |
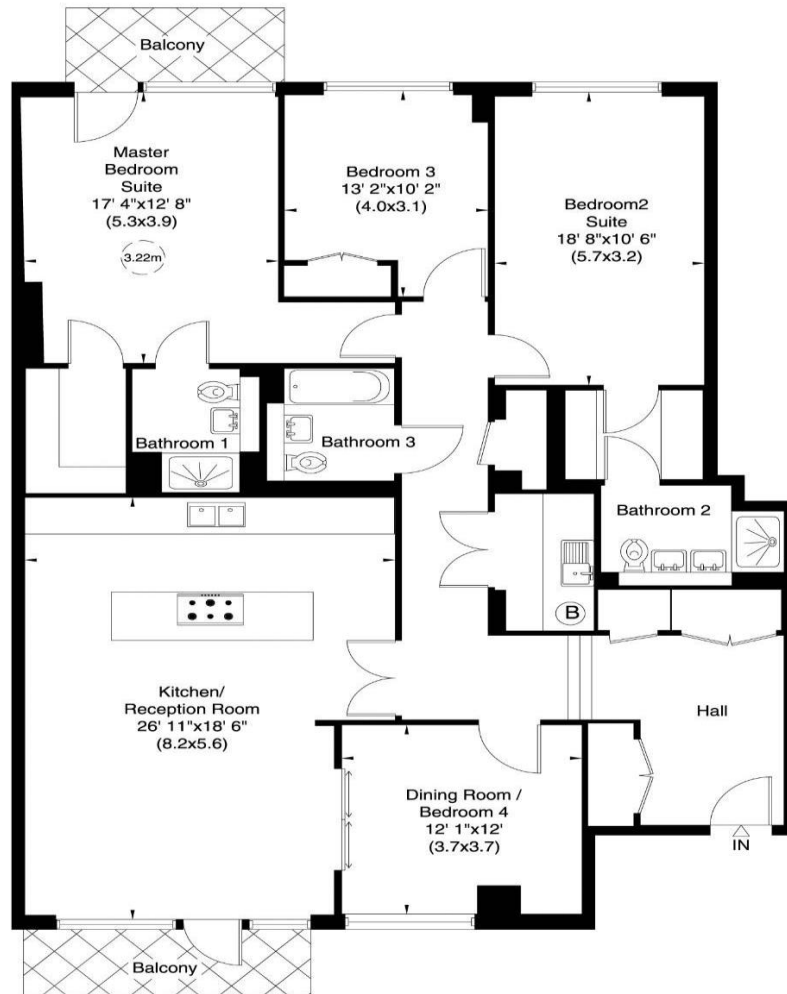
# 1 Lexington Place, 765 Finchley Road, NW11

Gross internal area (approx.)
1831 Sq ft (170 Sq m)
For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722

**N**

Balcony

Master
Bedroom
Suite
17' 4"x12' 8"
(5.3x3.9)

3.22m

Bedroom 3
13' 2"x10' 2"
(4.0x3.1)

Bedroom2
Suite
18' 8"x10' 6"
(5.7x3.2)

Bathroom 1

Bathroom 3

Bathroom 2

Kitchen/
Reception Room
26' 11"x18' 6"
(8.2x5.6)

B

Hall

Dining Room /
Bedroom 4
12' 1"x12'
(3.7x3.7)

IN

Balcony

**Ground 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 | | |
| (92-100) A | | |
| (81-91) B | 81 | 81 |
| (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

**Environmental Impact (CO$_2$) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO$_2$ emissions | | |
| (92-100) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO$_2$ emissions | | |

England, Scotland & Wales — EU Directive 2002/91/EC

**litchfields**