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## Dersingham Road Cricklewood NW2

90% SOLD. Situated on the 2nd (top) floor of a brand new luxurious development of 1, 2 & 3 bedroom apartments is this beautifully designed two bedroom, two bathroom apartment measuring 1,086 sq ft / 101 sq m. The block is served by a 4 person passenger lift to all floors including the ground floor entrance and the basement level car park.

This delightful apartment enjoys use of two private balconies, both accessible from the open plan kitchen/dining/reception room, and enjoys the benefit of a secure underground parking space.

This exceptional development features a wide range of amenities and “mod cons”, including video door entry system, a secure 18 cycle storage room, a traffic light warning system with sensors to the underground parking, MVHR central house fresh air ventilation system, Mitsubishi air source heat pumps, low energy lighting and underfloor heating throughout.

Dersingham Road is situated on the outskirts of The Hocrofts, just 0.3 miles from Cricklewood Station (Thameslink), and within easy reach of the arterial roads which lead in and out of Central London.

N.B. The developers have expressed an intention to offer a share of freehold once all apartments have sold.

**£745,000**

**Leasehold (999 Years)**

**Specification:**

- **10-year Premier Warranty on completion**
- **Gated Development with high security cameras & alarm systems**
  - **Secured Underground Parking**
- **Built-In Bosch domestic appliances with induction hobs**
  - **Brushed matt grey oak engineered parquet flooring**
- **Contemporary oak internal doors and full height aluminium windows/doors by Ideal Combi of Denmark**
  - **Kitchen units by Euromobil from Italy with Caesar stone “Verona” worktops**
- **Full height porcelain tiles to bathrooms with Corian wash basins and luxury Italian vanity units with Hans Grohe mixers**
  - **Bespoke Italian fitted wardrobes by Zalf of Italy**
- **All weather high specs decking to terraces by Deckorum**









# Dersingham Road, Cricklewood, NW2

Approximate Area = 1086 sq ft / 101 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for TK (Hampstead) Ltd. REF: 708797