



## The Delamarre, London, NW2 8AA

**£2,600 Per Month**



Discover luxury living at The Delamarre, an exceptional apartment in the heart of Brent Cross Town, NW2.

The residence combines modern design with timeless sophistication, brought to life by the acclaimed architects Maccreanor Lavington and the renowned interior designers at Woods Bagot.

As one of the first to reside at The Delamarre, you'll enjoy a groundbreaking lifestyle in a home adjacent to the new Claremont Park, with 50 acres of greenery for relaxation, sports, and leisure right on your doorstep.

Step inside to a spacious reception room designed for both entertaining and relaxation. The apartment offers two elegantly appointed bedrooms and two stylish bathrooms, providing ample space for a small family or those in need of a guest room or home office. Spanning 833 sq ft, the layout is both comfortable and functional, featuring high-quality integrated appliances and reliable WiFi / mobile signal for seamless connectivity.

Exclusive membership to the Claremont Park Club is a notable highlight, offering premium amenities such as the private dining, meeting room, and cinema.

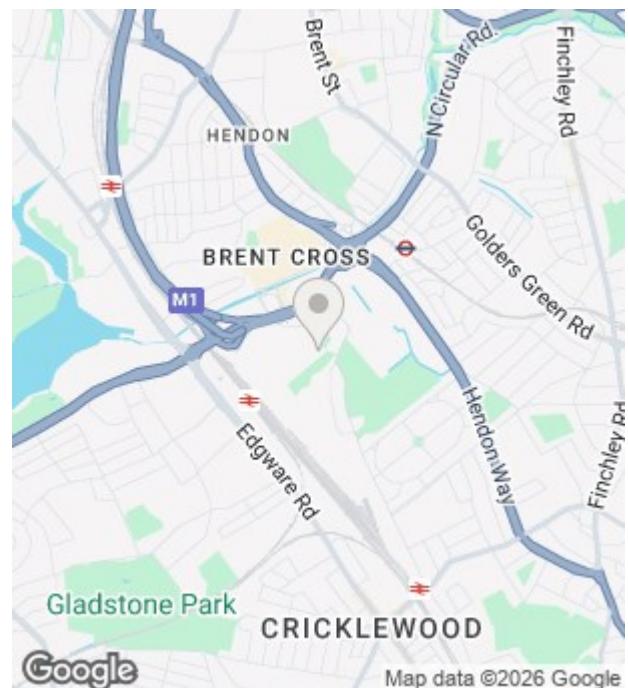
Situated close to top local schools and prestigious universities, The Delamarre is ideal for families and students seeking both comfort and convenience. Whether you're looking for a luxurious home or a shrewd investment, this apartment delivers unparalleled living in a prime location.

Parking available via separate negotiation.

Council Tax Band TBC



- Brand New 7th Floor Apartment
- Resident Gymnasium & Fitness Centre
- Resident Dining Room
- Communal Garden
- Surrounded by 50 Acres of Green Space & Play Parks
- 24-Hour Concierge
- Private Balcony
- Study & Business Suite
- Close to Brent Cross West – 12 min to Kings Cross



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	