



# THE TRITON BUILDING

## NW1

Asking Price - £3,000,000

THE TRITON BUILDING — NW1

Twenty floors up.

Far reaching views, generous outside space and quiet solace from the restless energy of the streets below embody feelings of privacy, luxury and convenience.



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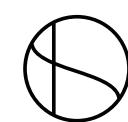


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## THE TRITON BUILDING - NW1

RECEPTION/ DINING ROOM



## THE TRITON BUILDING - NW1



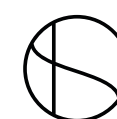
When you live in a large, thriving city like London, you become used to a close up view of your surroundings. But here that changes. The first thing you notice as you enter this 20th floor apartment is the expanse of glass, the view and the horizon beyond. You're drawn towards it.

The calm neutral interiors offer the perfect juxtaposition to the aluminium and glass exterior of the building, conceived as a piece of sculptural art by Stephen Marshall Architects.

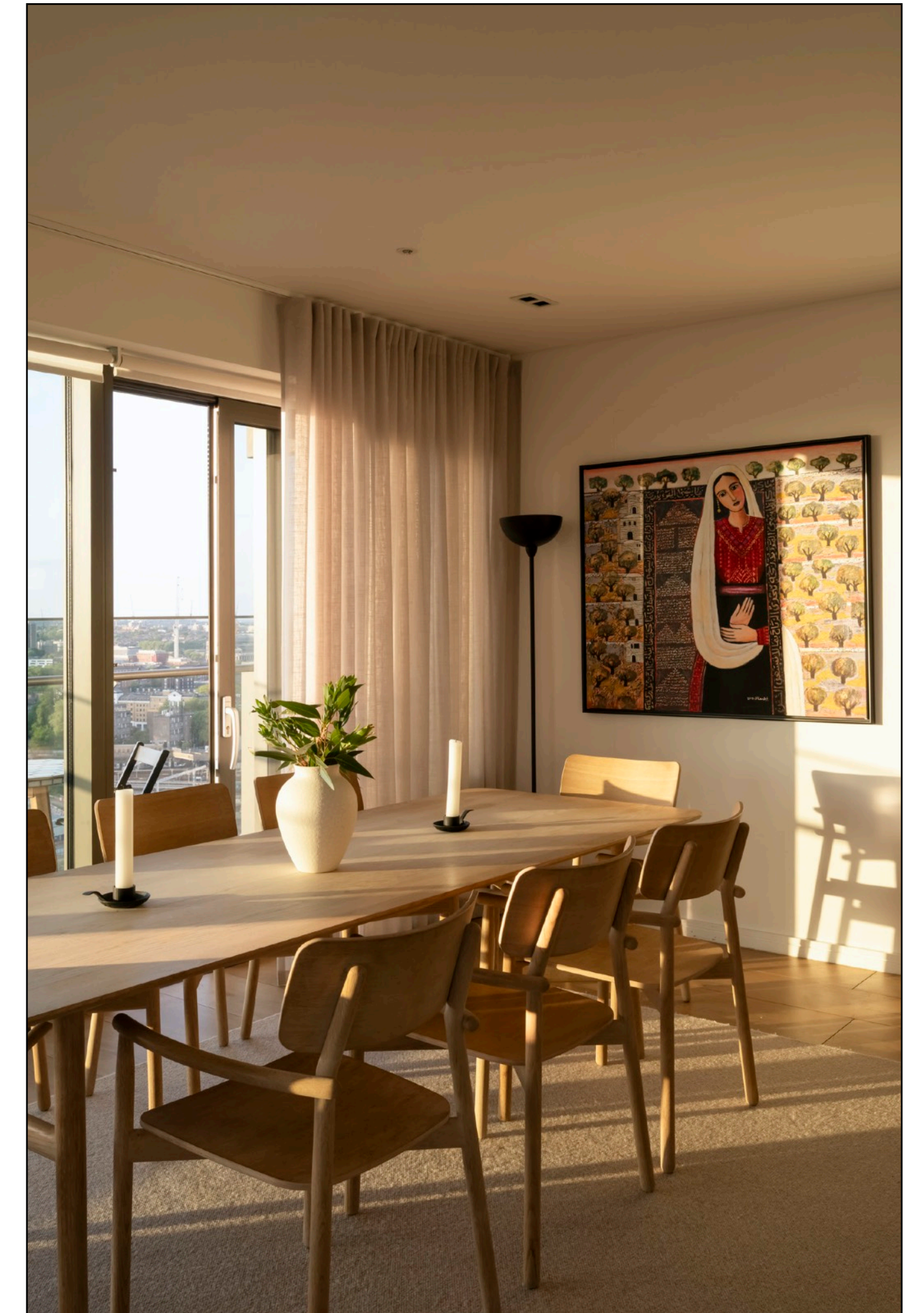
The Triton Building is the centrepiece of British Land's Regent's Place campus, a mixed-use scheme bordering Regent's Park to the west, Kings Cross to the east and both Marylebone and Fitzrovia to the south. All four of these London neighbourhoods are within a mile of the Triton Building.

Regent's Park is one of London's eight Royal parks, with nearly 400 acres of open space, including ZSL London Zoo and the Open Air Theatre.

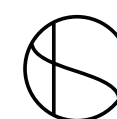
Between Kings Cross, Euston and Marylebone overground stations, all of the UK's cities are within reach. Great Portland Street and Baker Street underground stations provide quick access to London and St Pancras International brings Paris, Brussels and Amsterdam within a two to four hour reach.



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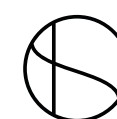
RECEPTION / DINING ROOM / KITCHEN



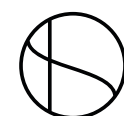
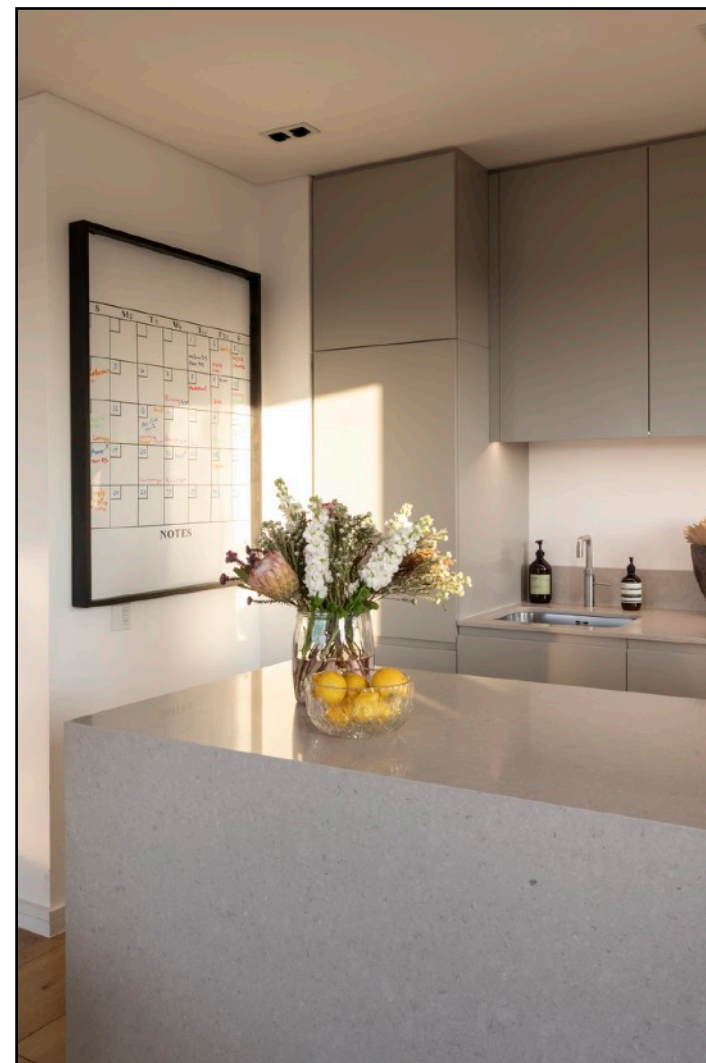
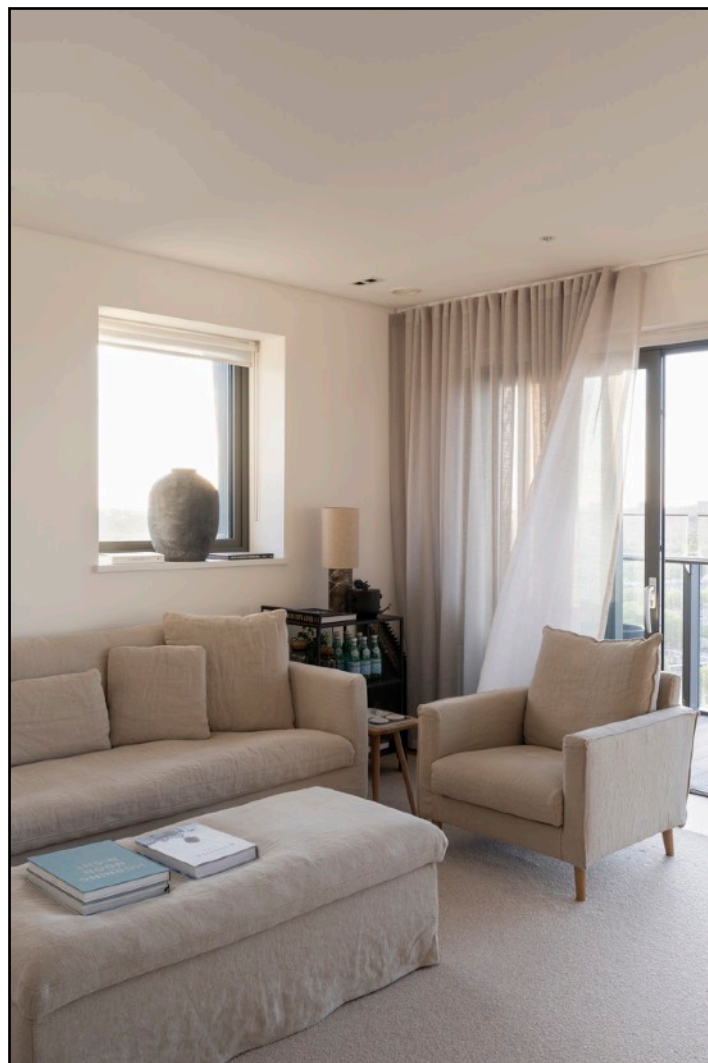
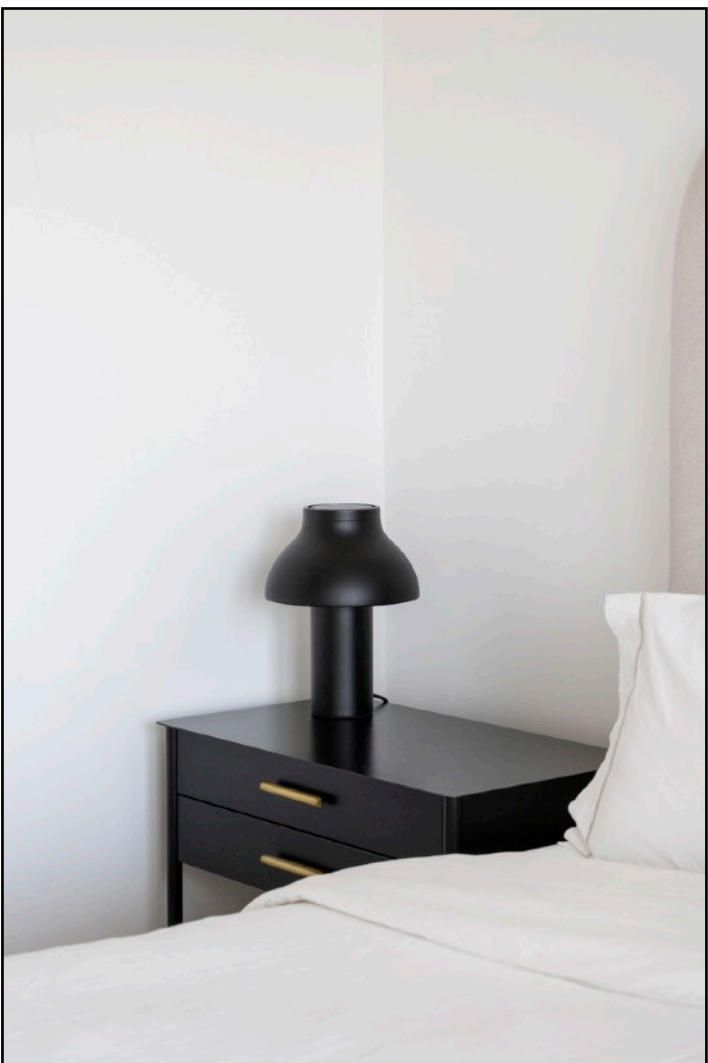
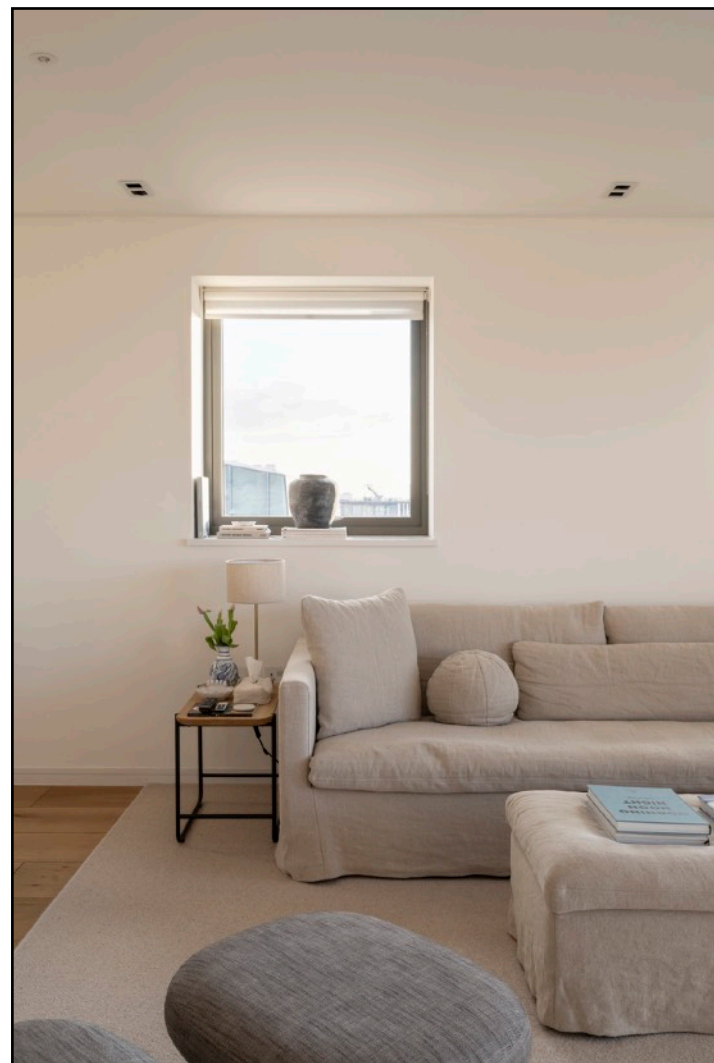
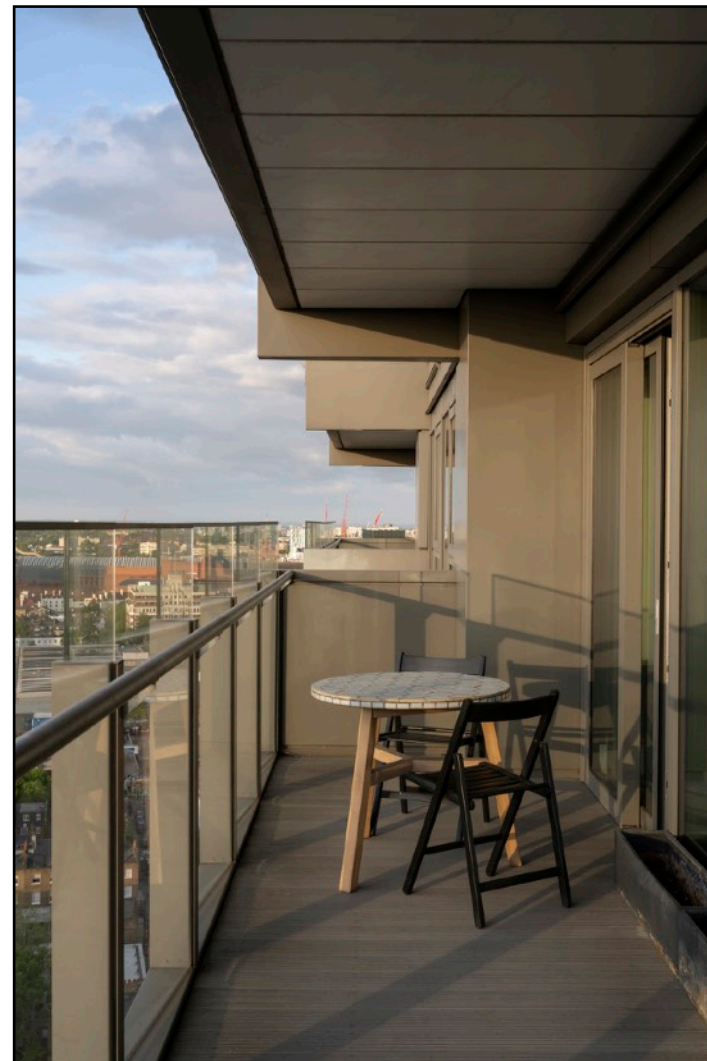
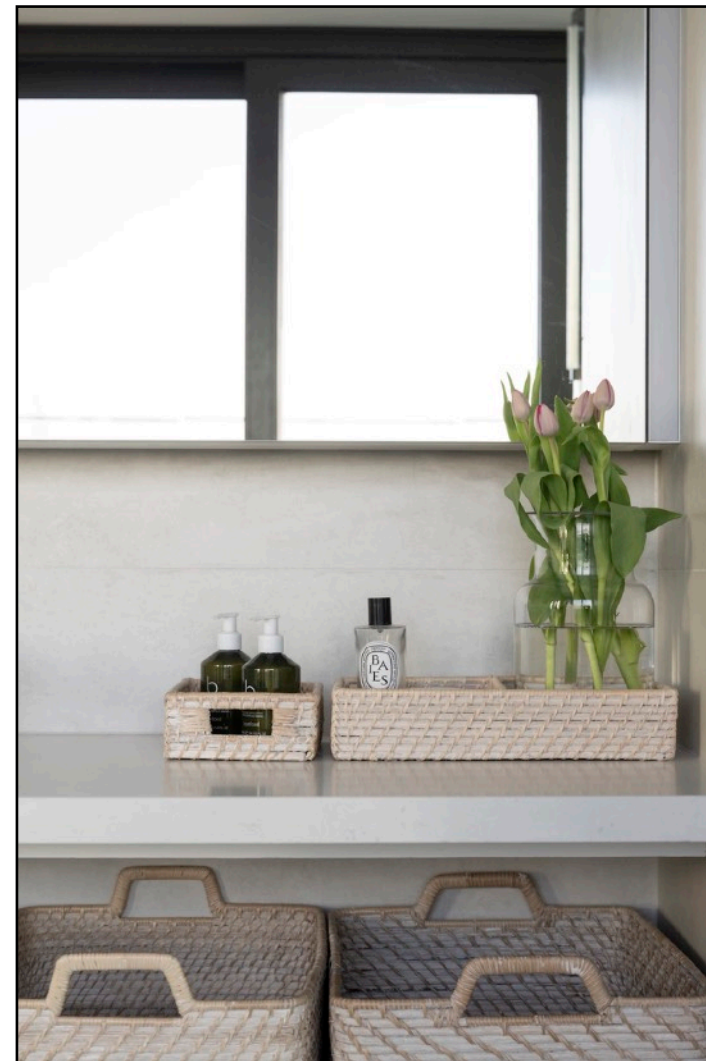
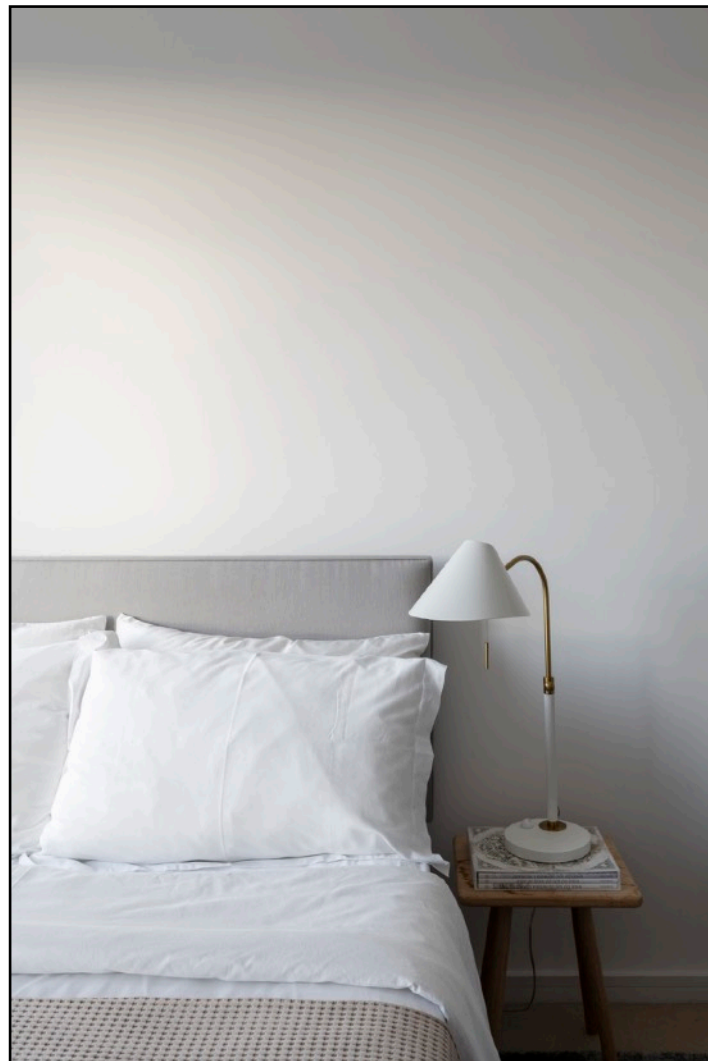
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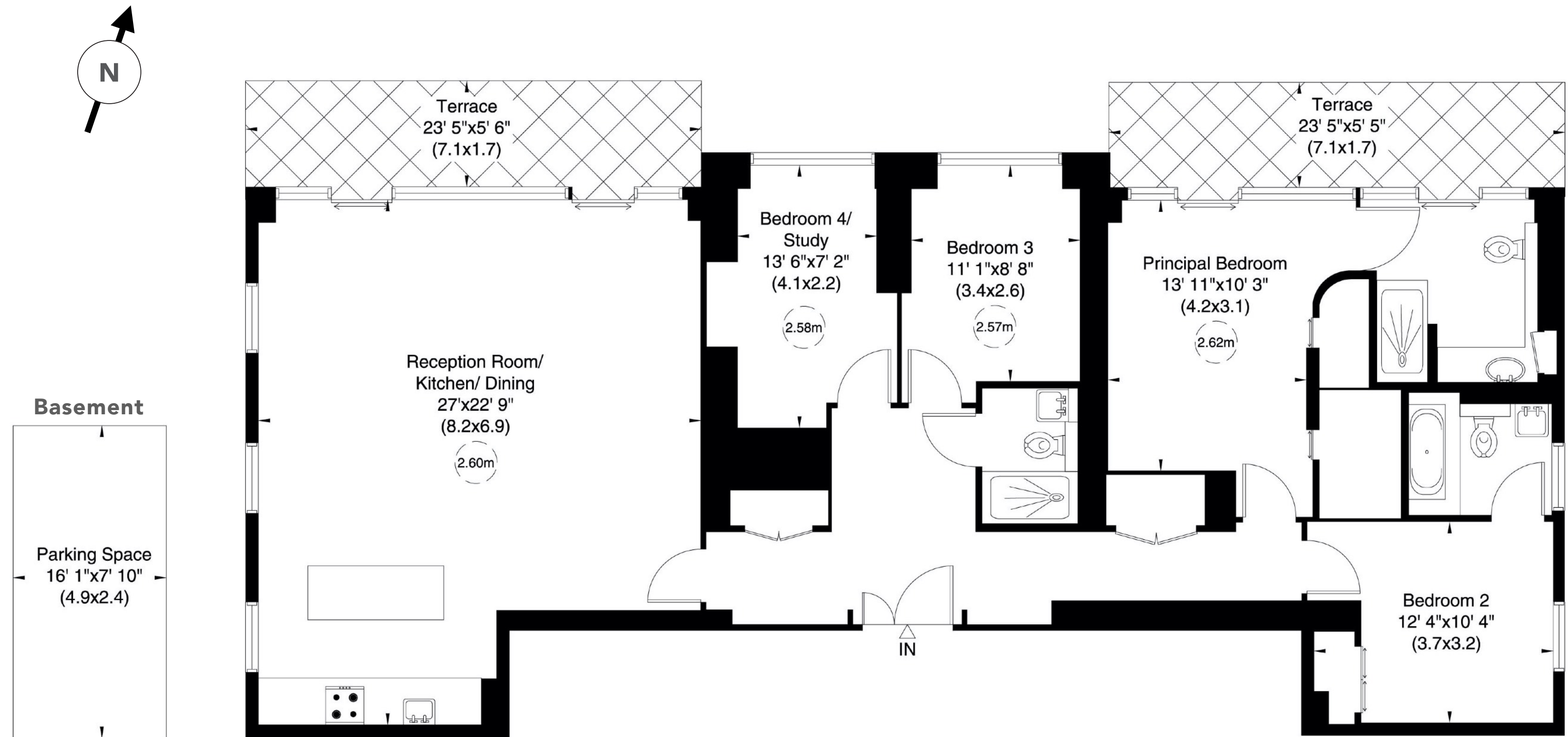
PRINCIPAL BEDROOM SUITE



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**Twentieth Floor**

Approx Gross Internal Area     **1,564 Sq Ft** (145 Sq M)

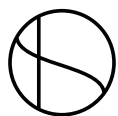
Plan for illustration purposes only. Not to scale.

Accommodation

- Principal bedroom with en-suite shower room, walk in wardrobe & private terrace
- Bedroom 2 with en-suite bathroom
- Bedroom 3
- Bedroom 4/ Study
- Shower room
- Fully fitted kitchen
- Reception room incorporating dining area

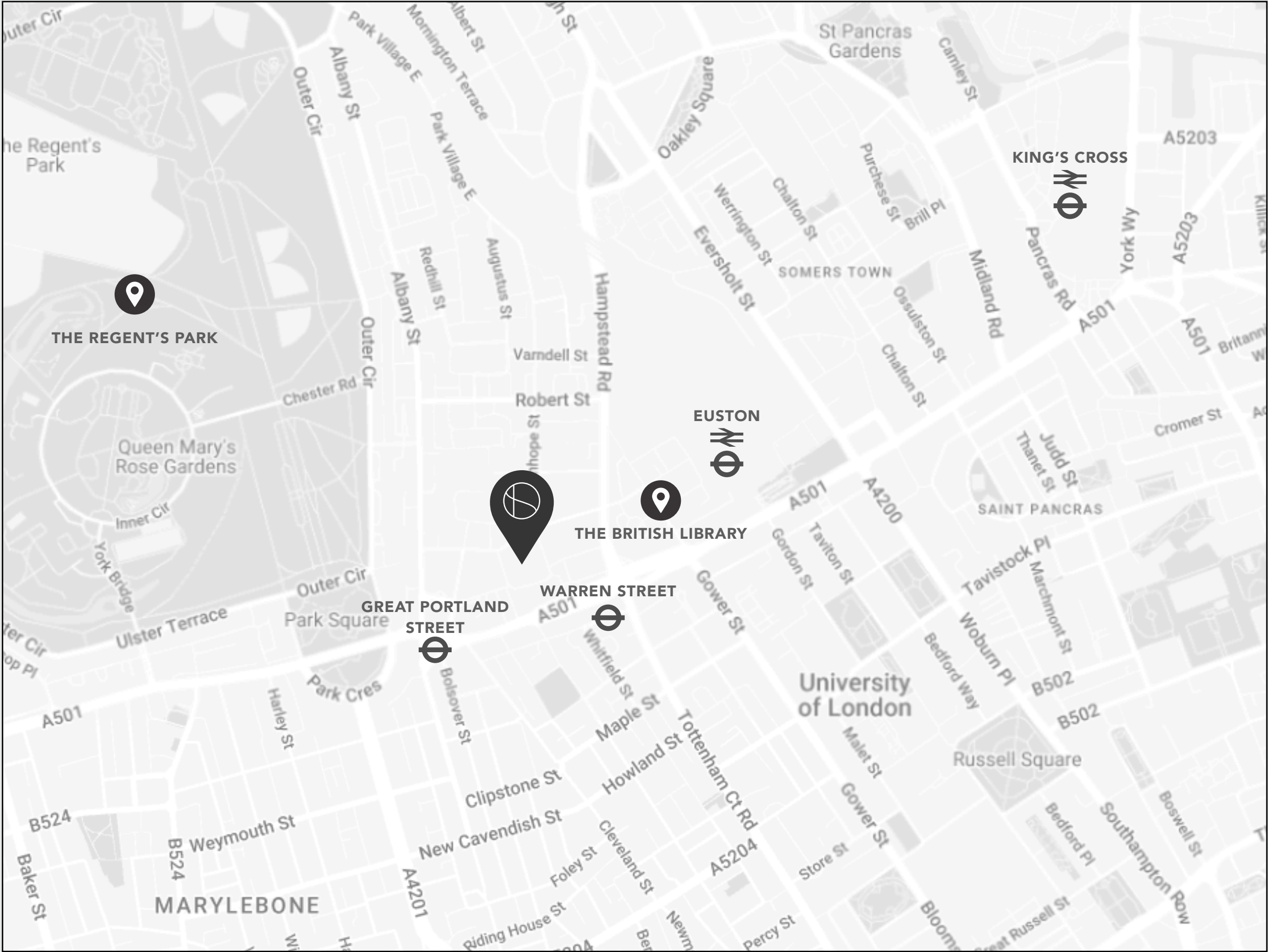
Amenities

- Two private terraces
- Comfort cooling
- Underfloor heating
- Smart 'Lutron' lighting system
- 24 hour uniformed concierge service
- Secure underground parking for one car with electrical charging point
- Communal bicycle storage



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Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** 987 years remaining
- **Annual ground rent:** TBC
- **Annual service charge amount:** Approximately £20,000
- **Council Tax band:** London Borough of Camden - Band H

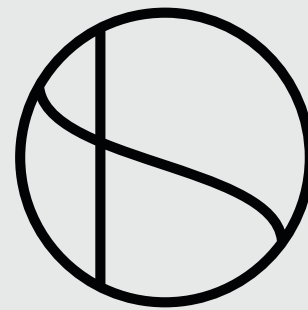
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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