



## The Delamarre The Delamarre, London, NW2 8AD

**£2,750 Per Month**



Welcome to this stunning brand-new apartment located in the highly sought-after Brent Cross Town, London. Offering 840 square feet of beautifully designed living space, this modern home delivers the perfect balance of comfort, space, and convenience.

Step into a bright and spacious reception room, ideal for relaxing evenings or entertaining guests. The apartment boasts two generously sized bedrooms and two sleek, modern bathrooms—perfect for couples or small families.

One of the property's standout features is the abundance of greenery surrounding it. With 50 acres dedicated to relaxation, sports, and leisure, residents can enjoy a peaceful environment just outside their door. Whether it's a jog, a picnic, or a leisurely stroll, the lush outdoor space offers something for everyone.

Exclusive resident amenities include:

24-hour concierge service

On-site resident gym

Stylish resident's dining room for social events

Cinema Screen Room

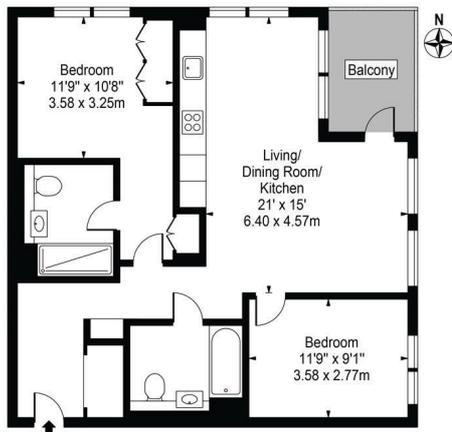
Located in a vibrant, brand-new development, this apartment offers more than just a place to live—it's a lifestyle. Benefit from excellent transport connections, including a quick 12-minute journey to King's Cross St Pancras, placing you in the heart of London with ease.

- 24 Hour Concierge Service
- Resident Dining Room
- Cinema Screen Room
- Surrounded by 50 Acres of Green Space & Play Parks
- Brent Cross West Thameslink Station 5 mins' walk
- Resident Gymnasium & Fitness Centre
- Study & Business Suite
- Communal Garden
- 12 min to Kings Cross via Thameslink Station
- Brent Cross tube station (Northern line) 10 mins' walk





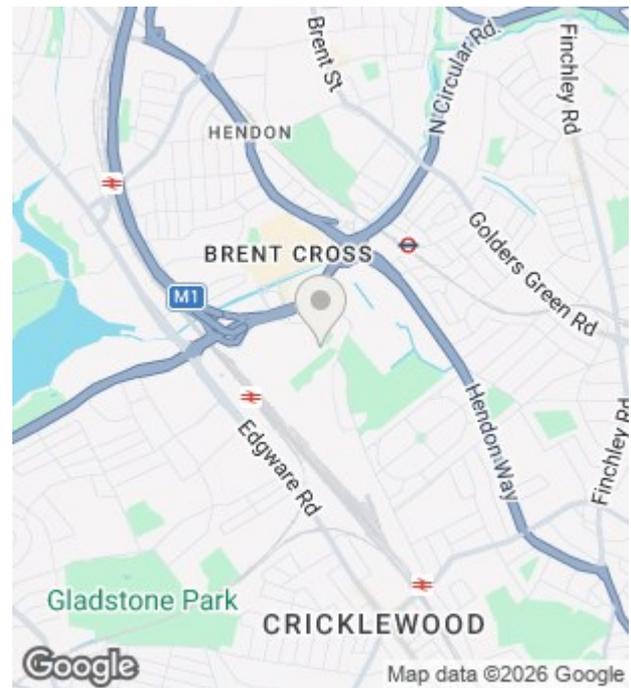
**Delamarre**  
 Approx. Gross Internal Area 826 Sq Ft - 76.74 Sq M



**Second Floor**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE  
 Tel: +44(O)20 3019 6151 Email: lettings@grange.london