



## Flat 12, Waldorf Place, Finchley Road, NW2

Luxury apartment in the newly-built prestigious Lexington development, which is situated on the corner of Finchley Road and Llanvanor Road within 5 minutes of the amenities of Golders Green and Temple Fortune and in walking distance of Hampstead Heath.

This air-conditioned Penthouse apartment is a desirable unit within the development at 1,453 sq. ft. (135 sq. m) and offers a grand entrance with floor to ceiling windows and west-facing uninterrupted views, 3 double bedrooms; 2 bathrooms (1 en-suite) and a large open-plan combined kitchen and reception room. There is a double aspect from the reception room with 2 large full-width terraces on either side offering panoramic views across the London skyline.

Facilities include Harrods's Estate management with 12 hour concierge, communal gardens, secure underground parking, storage room and a private gym for residents.

Energy Efficiency Rating B81

**£1,500 Per Week**



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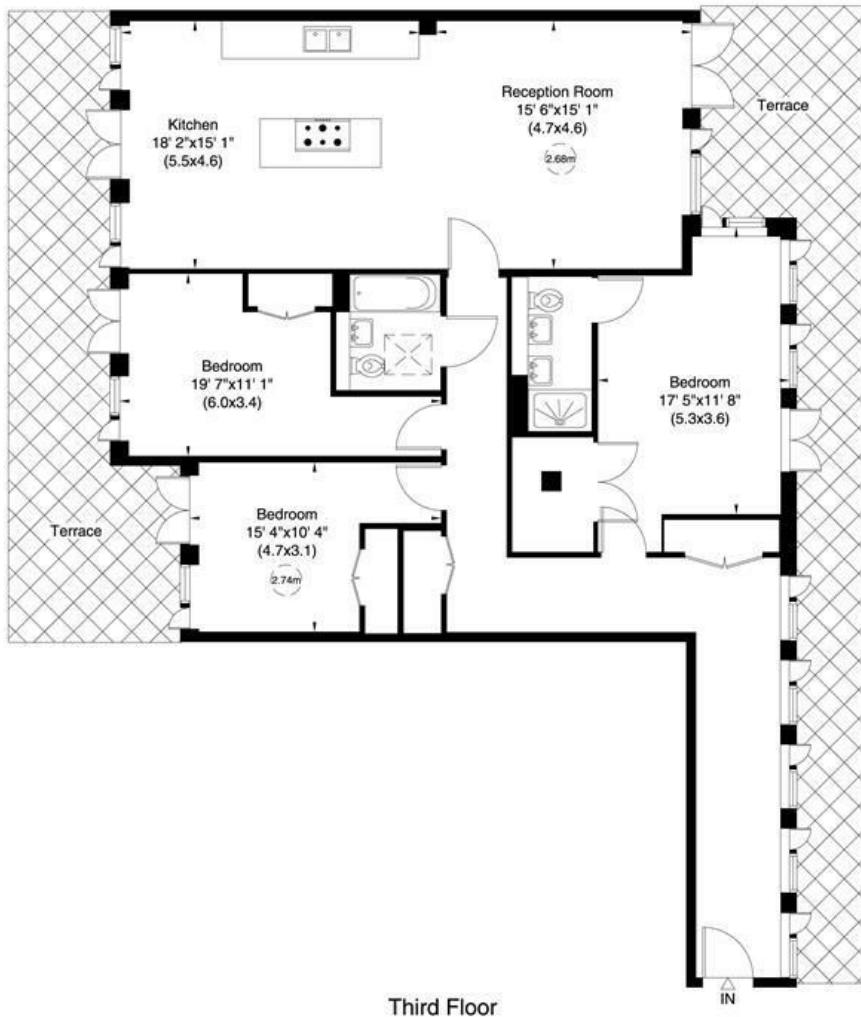
Glentree Estates Ltd  
698 Finchley Road  
London NW11 7NE

# Waldorf Place, The Lexington, NW11

Gross internal area (approx.)  
1504 Sq ft (140 Sq m)  
For identification only, Not to Scale



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



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 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

