

FINCHLEY ROAD, LONDON NW11 8DN



# FLAT 1, 765, LEXINGTON PLACE, FINCHLEY ROAD, LONDON NW11 8DN

Luxury apartment in the recently-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 the wide-open space of Hampstead Heath.

Offering 12 hour concierge, private gym for all residents and a designated underground parking space for one car. This 1870sq ft ground floor apartment is the largest apartment in the development and provides a spacious reception room, fully-fitted top of the range kitchen with a further dining room.

Master Bedroom with floor to ceiling windows and balcony (overlooking landscaped communal courtyard), full dressing Room and shower room en suite (with heated wall), 2nd large double bedroom with en-suite shower room and dressing room and one further double bedroom.

- 1870 SQ FT • 2 BEDROOMS • 3 BATHROOMS • 2 RECEPTION ROOMS • ACCESS TO RESIDENTS GYM 12 HOUR CONCIERGE • SECURE AND GATED UNDERGROUND PARKING • A/C THROUGHOUT • PORTER • UNDERGROUND PARKING

EPC Rating: B Council Tax Band: H

**£1,675 PER WEEK**

**PART FURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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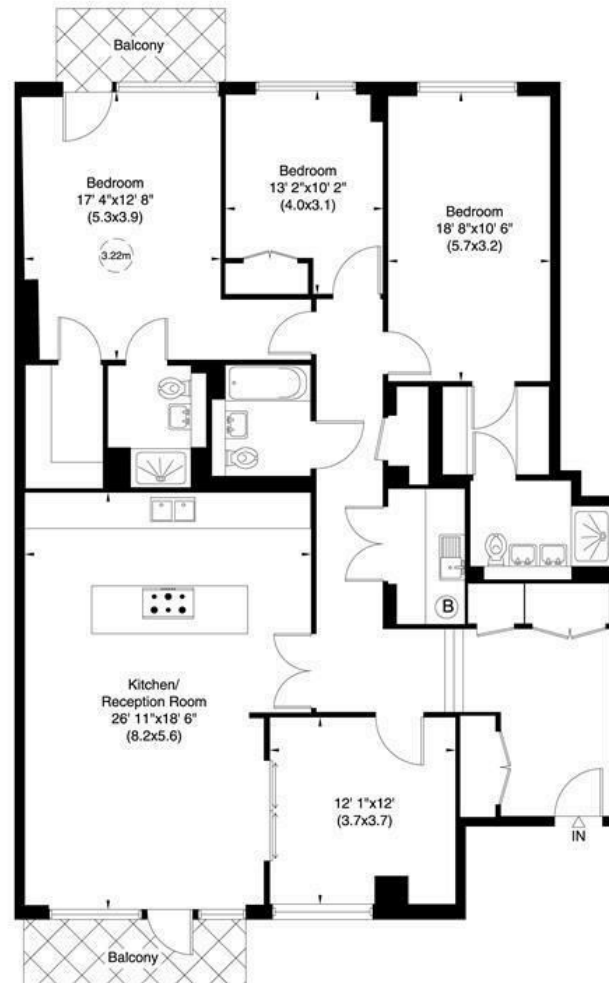
# Lexington Place, 765 Finchley Road, NW11

Gross internal area (approx.)

1831 Sq ft (170 Sq m)

For identification only, Not to Scale

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



Ground Floor

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).