

9, ARKWRIGHT ROAD, LONDON NW3 6AA



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A stunning 4 bedroom duplex apartment with a large private roof terrace offering around 2,722 sq ft/211 sq m within this excellent new development created from an imposing period house.

This interior designed home is set over the top two floors (with lift) and features luxury finishes, Comfort Cooling, Sonos sound system and integrated WiFi. The flat has use of a landscaped communal garden and gated off street parking.

Arkwright Road is within walking distance of Hampstead Village. The closest underground stations are Hampstead tube (0.3 miles), Finchley Road tube (0.5 miles) and Finchley Road & Frognal Overground station (0.3 miles).

• 4 Bedrooms • 4 Bathrooms • Guest Cloakroom • Double Reception Room • Kitchen / Diner • Private Roof Terrace (376 sq ft) • Landscaped Communal Garden • Off Street Parking Space • Lift • EPC Rating C

EPC Rating: C Council Tax Band: H

**£3,000 PER WEEK**

**FURNISHED/UNFURNISHED**

**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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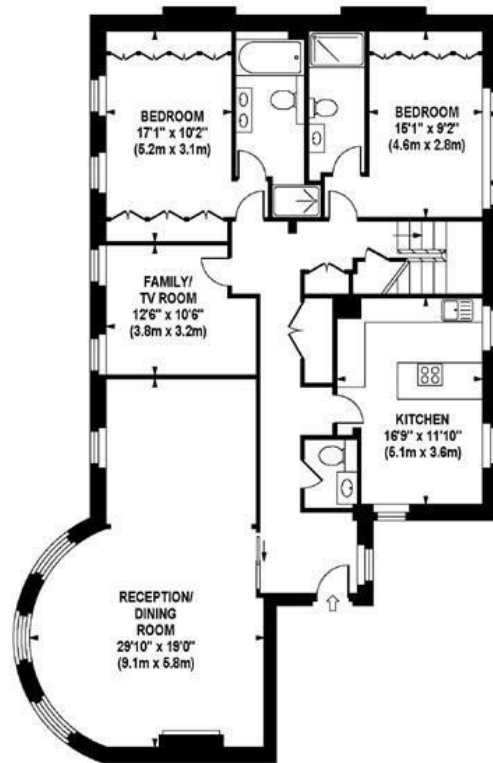




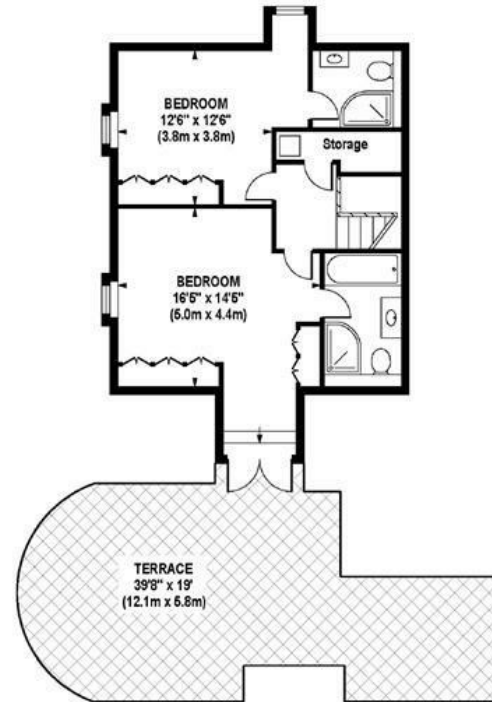


**ARKWRIGHT ROAD**

Approximate Gross Internal Area 2225 sq ft / 206.7 sq m



**THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1568 SQ FT**



**FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 667 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.