



MELROSE APARTMENTS, NW3 £9,750 PER MONTH FURNISHED

A 6th and 7th floor duplex penthouse apartment set in this highly desirable modern purpose-built development with 24-hour concierge. The apartment offers 2192 sq. feet (203.64 m²) and benefits from comfort cooling, two underground car parking spaces, a roof terrace and an additional balcony. The main feature of the penthouse is a wonderful double-height reception affording far-reaching views over Primrose Hill with its floor to ceiling windows and access to the roof terrace. The bedroom accommodation has a sumptuous principal suite with a walk-in wardrobe and en-suite bathroom, there are two further double bedrooms. Two further bathrooms (one en-suite).

Master Bedroom with A Walk in Wardrobe and En Suite Bathroom | Family Bathroom | Guest Cloakroom | Further Two Double Bedrooms | Spacious Reception Room | Semi Open Plan Kitchen | Private Roof Terrace | Balcony | Passenger Lift | 24 Hour Concierge Service

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View our virtual tour here: <https://youtu.be/Vi1uRDezXfM>

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Winchester Road, London NW3 3NT



APPROXIMATE GROSS INTERNAL FLOOR AREA 203.64 SQ M / 2192 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £13,500.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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