



Winchester Road, NW3
Guide Price of: £900,000, Leasehold

Anderson//Rose





Guide price of £900,000

**Leasehold of 979 years remaining
unexpired**

Service Charge: £13,000 per annum

Ref PCL260007

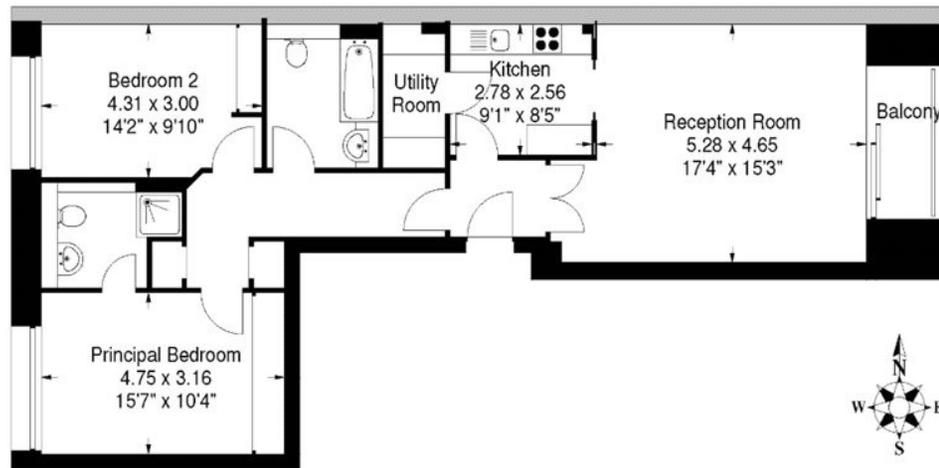
Winchester Road, NW3

This is a great opportunity to acquire a stunning lateral apartment situated on the fourth floor of a highly desirable secure development in a very convenient spot!

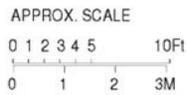
The property has been finished to an exceptional standard having undergone an interior design led refurbishment following the developer's high specification finish back in 2010. Focused around a great sized and incredibly bright, reception/dining & living room everyday space where one side leads onto a private balcony, with the other to your partially open plan kitchen which has top of the range appliances and a separate utility room. Down the corridor comprises your sleeping accommodation with the principal bedroom suite and bespoke wardrobes, a good sized second bedroom again with

excellent wardrobe space and a family bathroom. The flat further benefits from centralised AC, 24-hour concierge, an allocated underground parking space for one car and a passenger lift.

Melrose Apartments is situated at the corner of Winchester and Fellows Road, two leafy and quiet residential streets that meet are just set back from Adelaide Road Swiss Cottage/Finchley Road Junction. In terms of amenities, you are spoilt for choice with an array of world class facilities literally on your doorstep from Finchley Roads popular high streets. His Majesty's open green space and boating lakes of Regents Park & Primrose Hill Park are very close by with Swiss Cottage Tube which provides a simple commute across the capital just a street away from the building's main door.



Fourth Floor



Approximate Gross Internal Floor Area:
89 sq.mts./ 958 sq.ft.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.