



Highgate Road, NW5 1BZ
£5,750 pcm

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Presenting a stunning architectural gem nestled close to the picturesque Hampstead Heath, this three/four-bedroom, three-bathroom property exhibits a blend of contemporary design and sleek modern features.

Spread across three levels, this newly built residence boasts a spacious layout spanning 1,445sqft/138sqm, exuding a light and airy ambience throughout. The interior designed space features real wood flooring, a fully fitted modern kitchen, a separate study, and a private patio garden with a garden room, perfect for relaxation and entertaining. With floor-to-ceiling windows enhancing natural light, this property offers a tranquil escape in a coveted location. The inclusion of a separate WC, utility room, and central heating system adds convenience, while the property's modern design elements provide a touch of sophistication.

With its excellent central location and modern luxuries, this property is a rare find for those seeking a stylish and well-appointed abode in the heart of the city. Available 5th of December, Offered Furnished or Part Furnished. Please Note: the photographs & floor plans currently available are from a neighbouring property that shares a very similar design and floor space which has recently been rented. New photographs, floor plans specific to this property will be provided soon.

Council Tax band: G / EPC Energy Efficiency Rating: B / EPC Environmental Impact Rating: B

- Spacious Three / Four Bedrooms
- Private Patio Garden & Private Terrace
- Comprising 138 sqm / 1485 sqft
- Architecturally Designed
- Separate Study/Single Room
- Three Bathrooms
- Split Over Three Levels
- Moments to Hampstead Heath & Gospel Oak Station
- Offered Part - Furnished
- Available 5th of December







Arco Walk, NW5

Approximate Gross Internal Area = 1313 sq ft / 122.0 sq m
(Excluding Void)

Outbuilding = 154 sq ft / 14.3 sq m

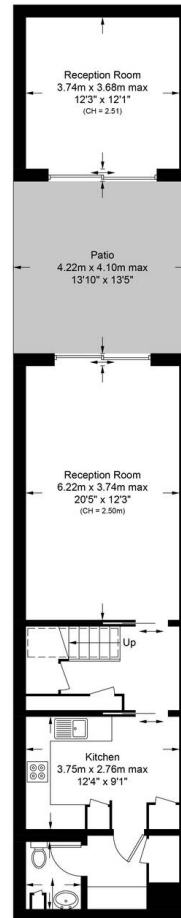
Reduced Headroom = 18 sq ft / 1.7 sq m

Total = 1485 sq ft / 138.0 sq m

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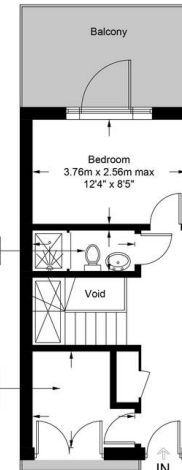
□ = Reduced head height below 1.5m



Lower Ground Floor

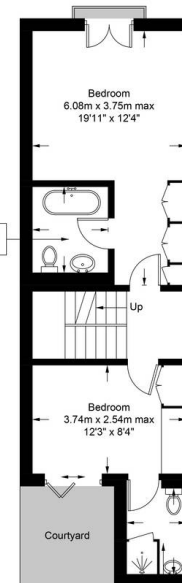
2.50m x 0.99m max
8'2" x 3'3"

Study
2.51m x 2.33m max
8'3" x 7'8"



Raised Ground Floor

2.09m x 1.86m max
6'10" x 6'1"



Ground Floor

2.04m x 1.45m max
6'8" x 4'9"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1122882)



**Certified
Property
Measurer**



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

