

THE PENTHOUSE

ELDON GROVE

HAMPSTEAD VILLAGE NW3



This outstanding **DUPLEX PENTHOUSE** has been recently refurbished to offer spacious, lateral living accommodation across two floors. Of particular note is the **ROOF TERRACE** which spans virtually the entire **LENGTH OF THE APARTMENT** and two rear balconies which all feature far-reaching views across to the City



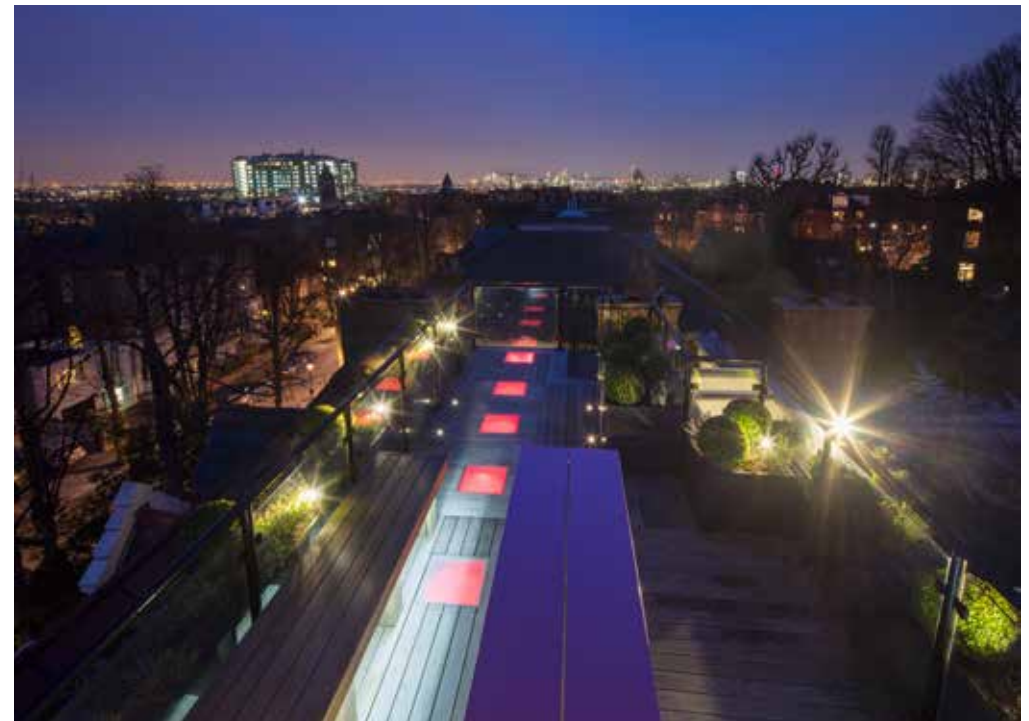


The bedroom accommodation is arranged over the second floor and comprises a master bedroom suite with dressing room, 3 further bedroom suites and a utility room. On the third floor there is a kitchen/dining area and large reception room with sliding glass doors at both ends of the rooms, allowing the spaces to be filled with natural light. Access to both floors of the property is possible by a secured lift service and there is an off street parking space. Eldon Grove is approximately 600m from Hampstead and Belsize Park Underground Stations (both Northern Line). The property is approximately 100m from Rosslyn Hill with its various boutiques and cafes and the further amenities of Hampstead Village and Belsize Park.



ACCOMODATION

Communal Entrance Hall | Secure Direct Lift Access | Entrance Hall | Drawing Room
Family/TV Room | 26'1 x 23'11 Kitchen/Dining Room | Master Bedroom with En Suite Bathroom and Dressing Room | Three Further Bedroom Suites | Utility Room | 49' Roof Terrace | Two Balconies
Off Street Parking for One Car | Sophisticated Security System.



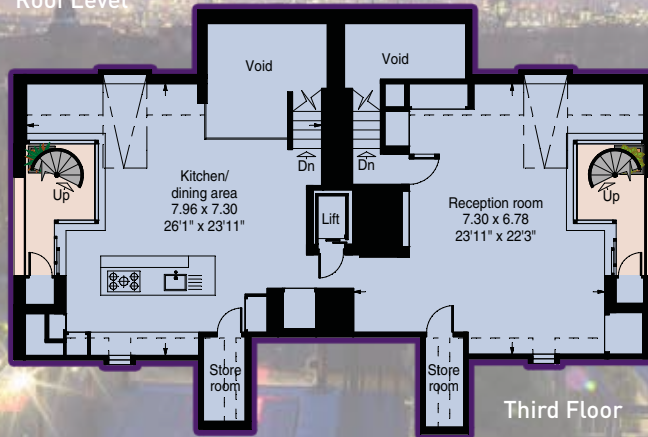
GROSS INTERNAL AREA (approx)

259.4 sq m (2,792 sq ft) Excluding reduced height

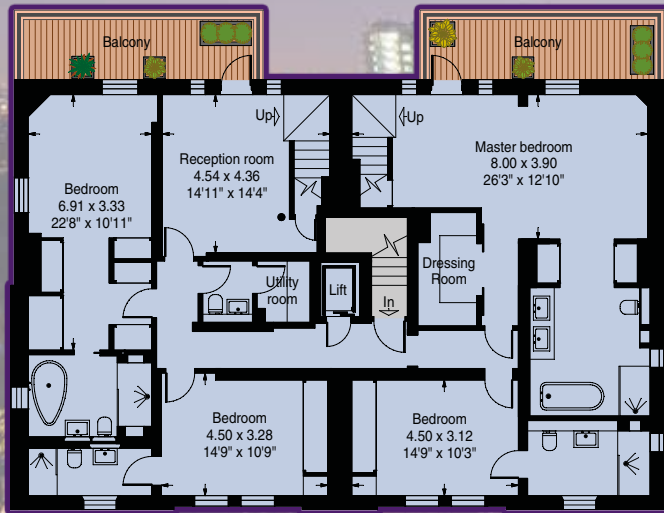
278.1 sq m (2,993 sq ft) Including reduced height



Roof Level



Third Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TERMS

JOINT SOLE AGENTS
 SHARE OF FREEHOLD
 PRICE ON APPLICATION
 Subject to Contract

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