



Finchley Road, London NW3

This three bedroom, two bathroom duplex apartment and benefits from having a private patio. The eco-friendly construction methodology has been shown to provide numerous environmental health benefits making this a sustainable and responsible building which through its ethos promotes wellness. The fixtures, materials and finishes are contemporary, luxurious and sympathetic to the surroundings providing elegant living spaces. The practical needs of modern life have been carefully considered and incorporated through storage, security and privacy. Positioned in the sought after area of Hampstead, and in proximity to the O2 Centre (0.6M) and Hampstead Heath (1.2M), a wide variety of restaurants and shops are on your doorstep. The Jubilee (0.7M), Metropolitan (0.7M) and Finchley Road and Frognal Overground Lines (0.4M) are just a few minutes' walk making this a prime address for access to the Theatres and Museums of London, the City and the celebrated shopping areas of Oxford Street, Harrods and Westfield. Whether it is work, leisure, sport, shopping or relaxation Viridium is well positioned for all.

3 Bedrooms : Bathroom : En Suite Shower Room : Reception Room : Kitchen : Patio : EPC Rating
B

£1,250 pw / £5,417 pm Subject To Contract

Long Let



Fees and Charges

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

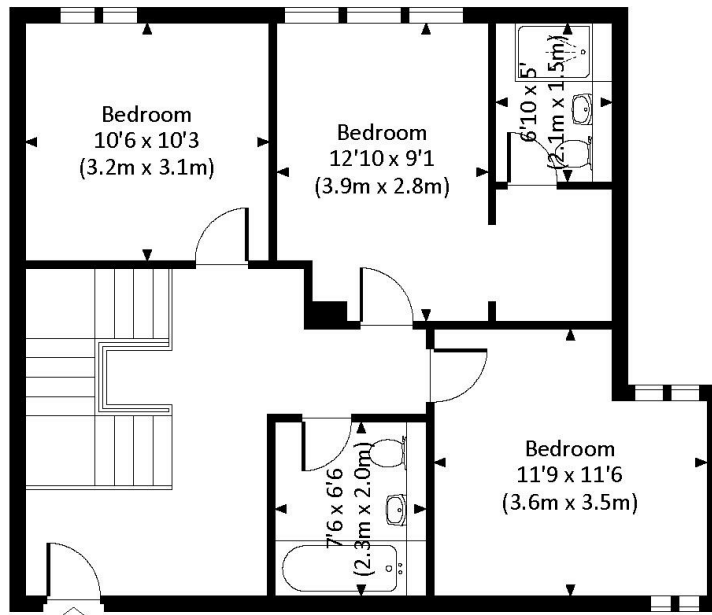
Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

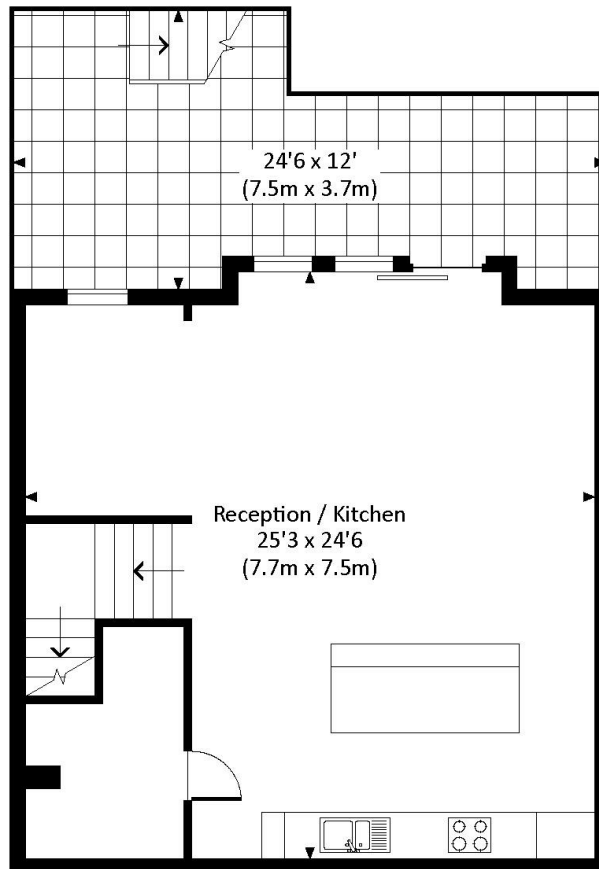
The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

VIRIDIUM APARTMENTS, FINCHLEY ROAD, NW3

Approx. gross internal area
1257 Sq Ft. / 116.8 Sq M.




GROUND FLOOR




LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.