



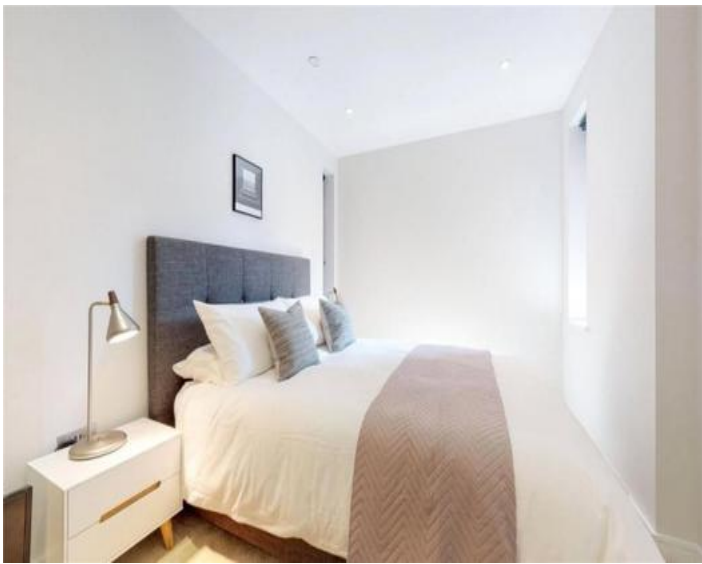
**Viridium Apartments, 264 Finchley Road, London NW3 7AA**

Comprising a double bedroom with walk-in closet, open plan fitted kitchen and living area and one tiled fitted bathroom and is finished to a very high standard. This apartment benefits from a home heating and lighting system, under floor heating and direct lift access. This two bedroom apartment is approximately 737 sq ft and benefits from fantastic storage throughout. 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. Ideally located on Finchley Road, the development is within close proximity to Hampstead with its popular restaurants, shops and tourist spots. It also benefits from the famous Hampstead Heath, Finchley Road and Frognal Overground, Finchley Road Underground and West Hampstead providing easy access into Central London. Frognal Overground is approximately 600 metres away and Finchley Road Underground Station (Jubilee and Metropolitan Lines) is approximately 1.3 km away.

**2 Bedrooms : Bathroom : En Suite Shower Room : Reception Room : Kitchen : Lift : EPC Rating TBC**

**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.

# Finchley Road, London, NW3

APPROX. GROSS INTERNAL FLOOR AREA 743 SQ FT 69 SQ METRES

