

Fairmont Mews | London | NW2

Asking price £725,000 | Leasehold

2 2 1 B

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An exceptional two double bedroom apartment offering approximately 835 sq ft of beautifully presented accommodation, situated on the second floor of a prestigious modern development, ideally located just 0.5 miles from Golders Green Underground Station (Northern Line).

The apartment boasts a bright and spacious open-plan kitchen/reception room, providing an impressive space for both everyday living and entertaining. The contemporary fitted kitchen offers sleek cabinetry, integrated appliances and generous worktop space, whilst the reception area benefits from excellent natural light and direct access to a private terrace, ideal for outdoor dining and relaxation.

The generous principal bedroom features a walk-in wardrobe and a modern en-suite shower room, whilst the second double bedroom offers comfortable accommodation with excellent versatility for guests or use as a home office. A stylish family bathroom completes the well-proportioned accommodation.

Further benefits include air conditioning, secure underground parking for one car, lift access, a private residents' gym, beautifully maintained communal gardens and a 24-hour concierge service, providing an excellent combination of comfort, convenience and security.

The development is conveniently positioned within easy reach of Golders Green's excellent selection of shops, cafés, restaurants and local amenities. Golders Green Underground Station (Northern Line), approximately 0.5 miles away, provides excellent transport connections to Central London, whilst the nearby green open spaces of Hampstead Heath and Golders Hill Park offer a welcome escape from city living.

Tenure: Leasehold - 988 Years Remaining
Service Charge: £5,509 Per Annum
Ground Rent: £350 Per Annum

- Open Plan Kitchen / Reception Room
- Terrace
- Two Bedrooms
- Two Bathrooms
- Walk In Wardrobe
- Air Conditioning
- Underground Parking
- 23 Hour Concierge
- Residents Gym
- Lift

Council Tax Band: E
EPC: B











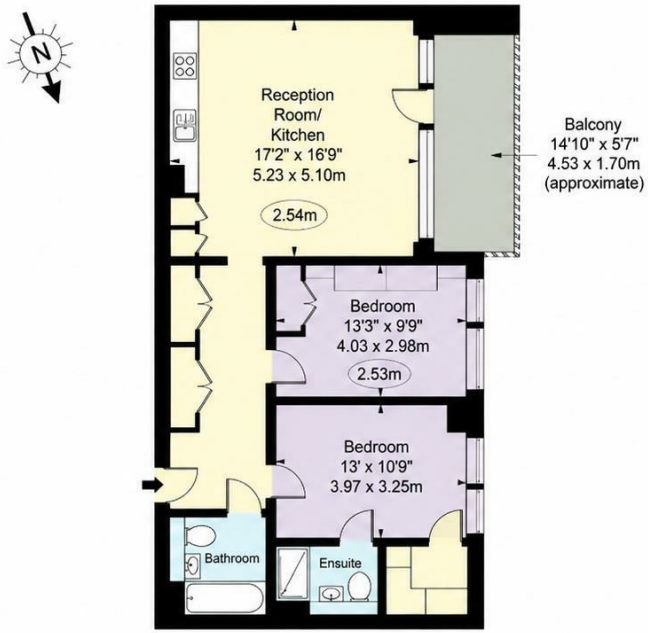








Waldorf Place, Fairmont Mews, NW2 **Approximate Gross Internal Area** = 835 sq ft / 77.54 sq m

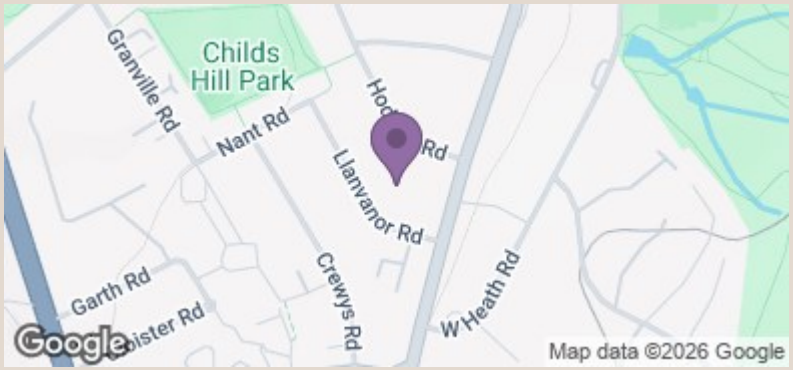


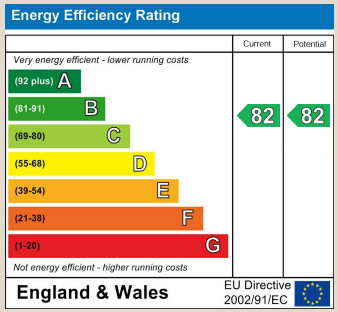
Second Floor
NOT TO SCALE

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer





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