

DERSTINGHAM ROAD, NW2



Welcome to Dersingham Road

Located on a quiet north London residential street, Dersingham Road is a boutique gated development of just 9 contemporary properties, designed with consideration and offering excellent internal space and attention to detail.

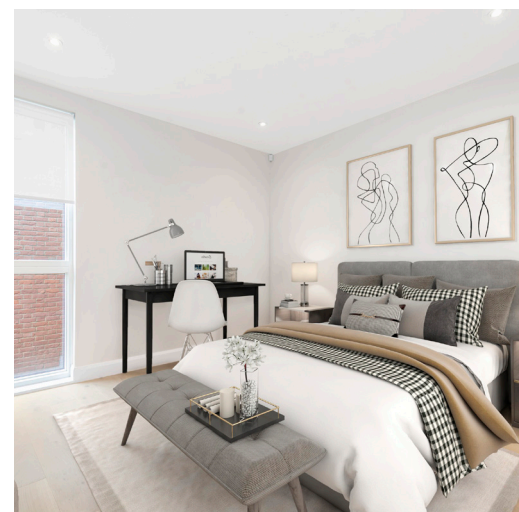
This private scheme offers a range of 1 and 2 bedroom laterally designed apartments as well as three exceptionally spacious 3 bedroom mews houses.

Each property provides individual private outdoor amenity space in the form of raised garden terraces or generous balconies.

Private, secure underground parking is available for every unit, with direct lift access to all floors, and a secure bicycle storage room for those that cycle.

Providing 999 year leases, Dersingham Road features exceptional internal detail including high ceilings, engineered wood flooring, underfloor heating, integrated kitchen appliances, floor to ceiling windows and video entry phone system.

Bathrooms feature floor to ceiling ceramic tiles and there is excellent storage throughout each apartment with fitted wardrobes to all bedrooms.



Specifications

General

- Secure gated development
- Secure underground parking with electric charger points
- 10 year Premier Warranty
- Cycle storage (secure)
- Energy efficient low carbon building
- Video door entry system
- Otis lift
- Security cameras

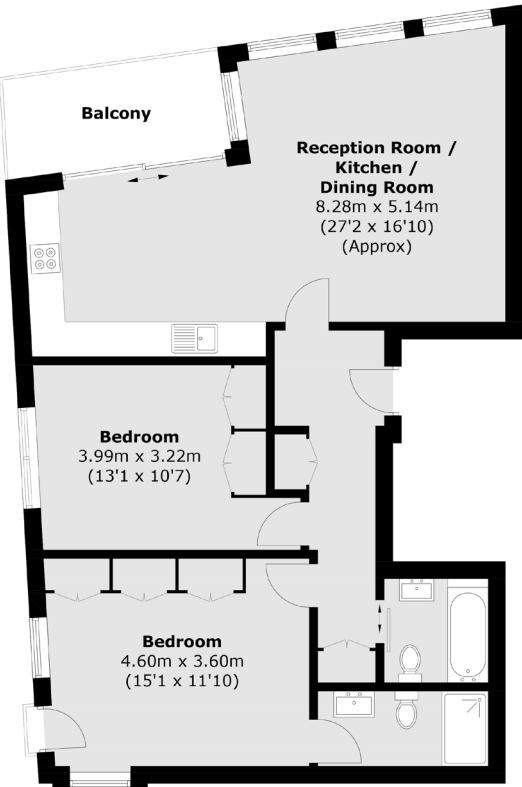
Interiors

- Kitchen units by Euromobile from Italy
- Caesar stone worktops “Verona”
- Bosch built-in appliances
- Full height porcelain tiles to bathrooms
- Corian wash basins, luxury Italian vanity units
- Hans Grohe taps
- Bespoke Italian fitted wardrobes by Zalf
- Brushed Matt grey oak engineered parquet flooring throughout
- Solid oak/glass open staircase to maisonettes
- Contemporary oak internal doors
- MVHR whole house ventilation
- Low energy lighting throughout
- Security alarms to all units
- Underfloor heating throughout
- Mitsubishi Air Source Heat Pumps
- Full height windows/doors by Ideal Combi of Denmark

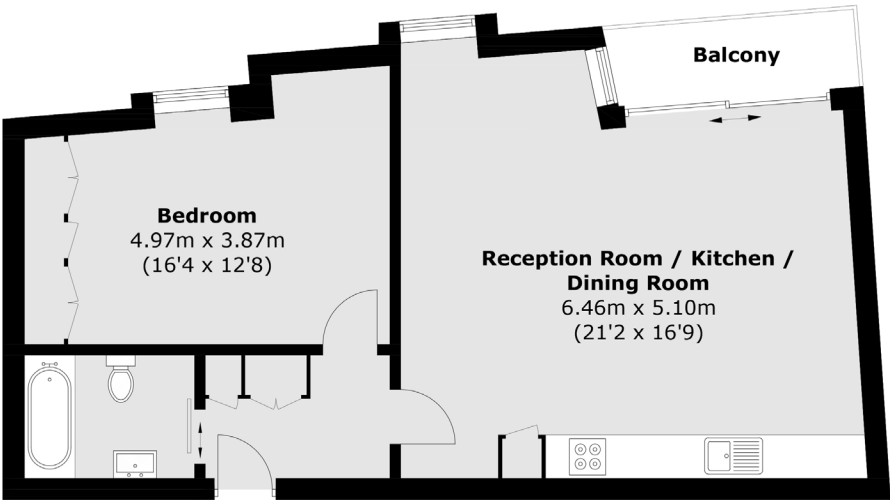
Exteriors

- All weather decking to terraces by Deckorum

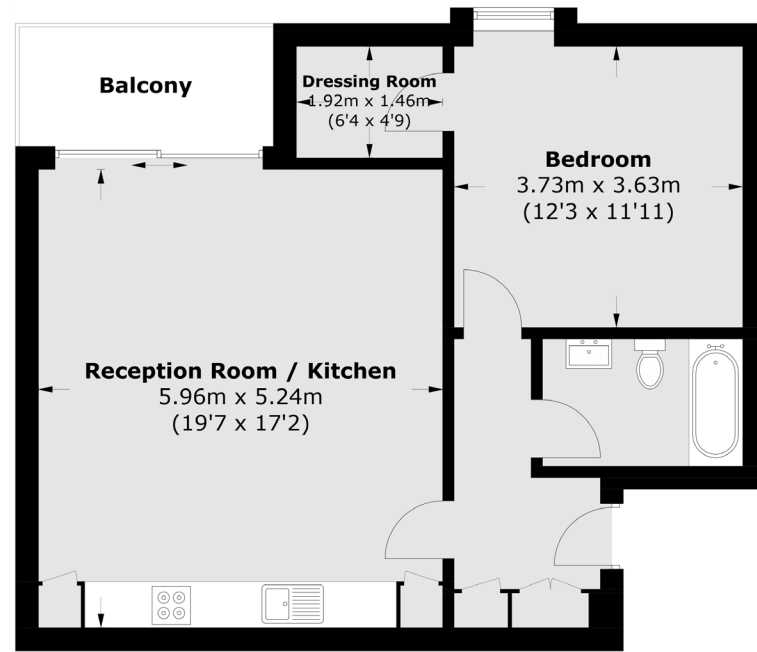
Floorplans



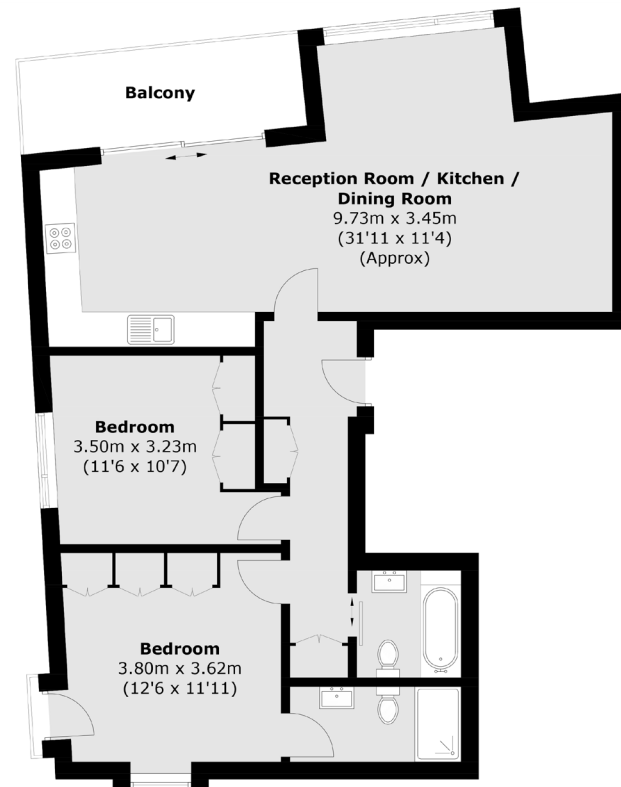
Flat 1 - First floor
Total area (approx.) 83.1 sq. m (892.3 sq. ft)
Balcony (approx.) 6.6 sq. m (71 sq. ft)



Flat 2 - First floor
Total area (approx.) 61.0 sq. m (656.6 sq. ft)
Balcony (approx.) 3.6 sq. m (38.7 sq. ft)



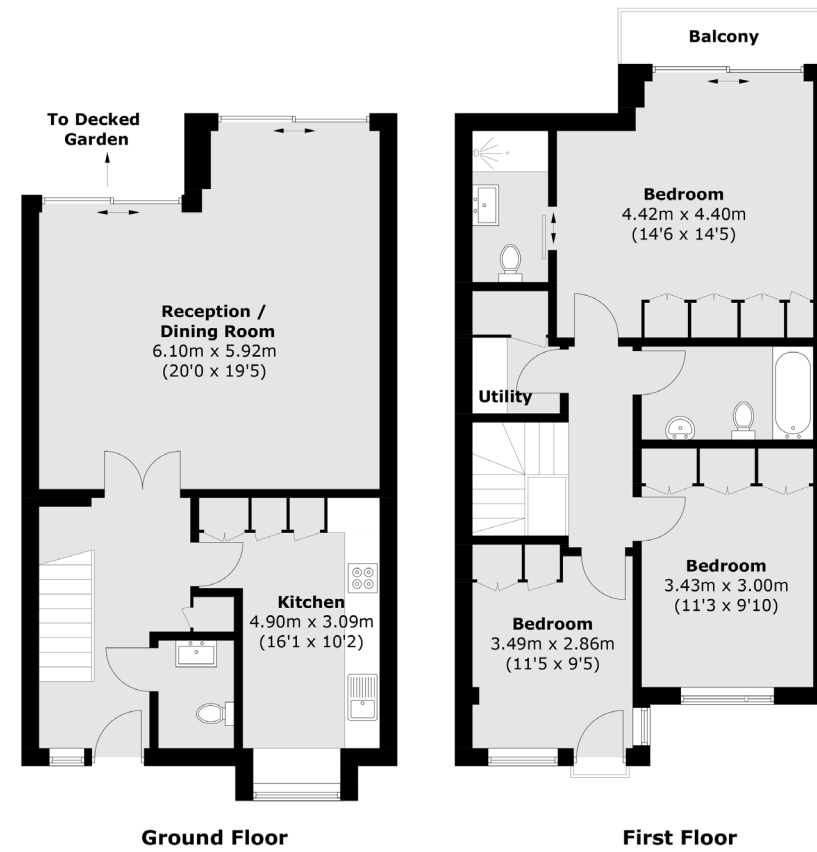
Flat 3 - First floor
Total area (approx.) 60.6 sq. m (652.3 sq. ft)
Balcony (approx.) 5.1 sq. m (54.9 sq. ft)



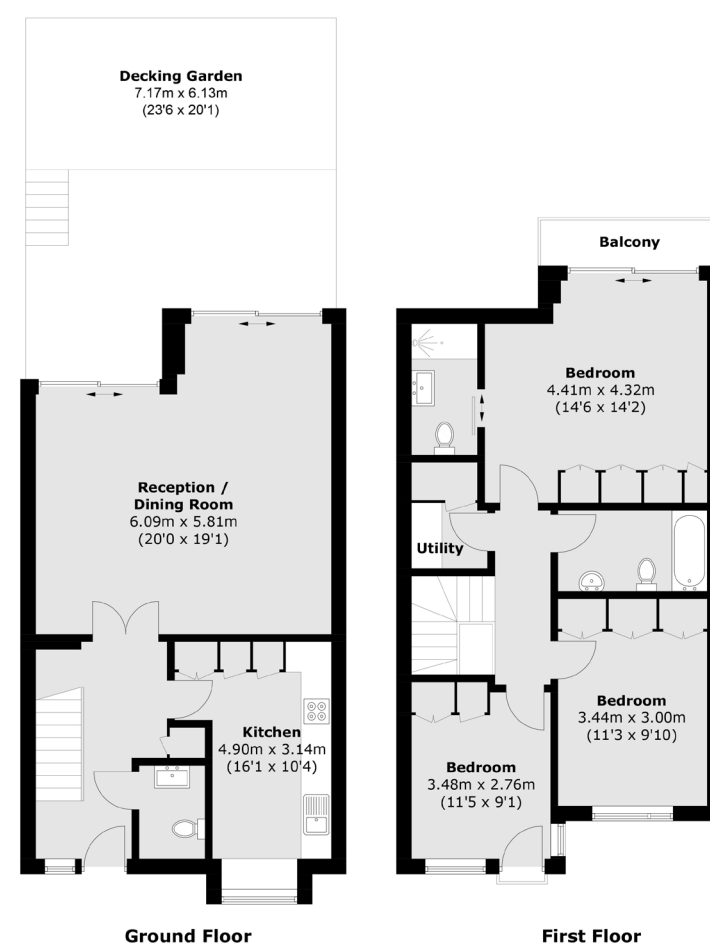
Flat 4 - Second floor
Total area (approx.) 80.5 sq. m (866.5 sq. ft)
Balcony (approx.) 7.8 sq. m (83.9 sq. ft)



Flat 5 - Second floor
Total area (approx.) 102.2 sq. m (1,100.1 sq. ft)
Balcony (approx.) 8.4 sq. m (90.4 sq. ft)



Flat 7
Total area (approx.) 121.5 sq. m (1,307.8 sq. ft)
Balcony (approx.) 3.3 sq. m (35.5 sq. ft)



Flat 8
 Total area (approx.) 121.5 sq. m (1,307.8 sq. ft)
 Balcony (approx.) 3.3 sq. m (35.5 sq. ft)

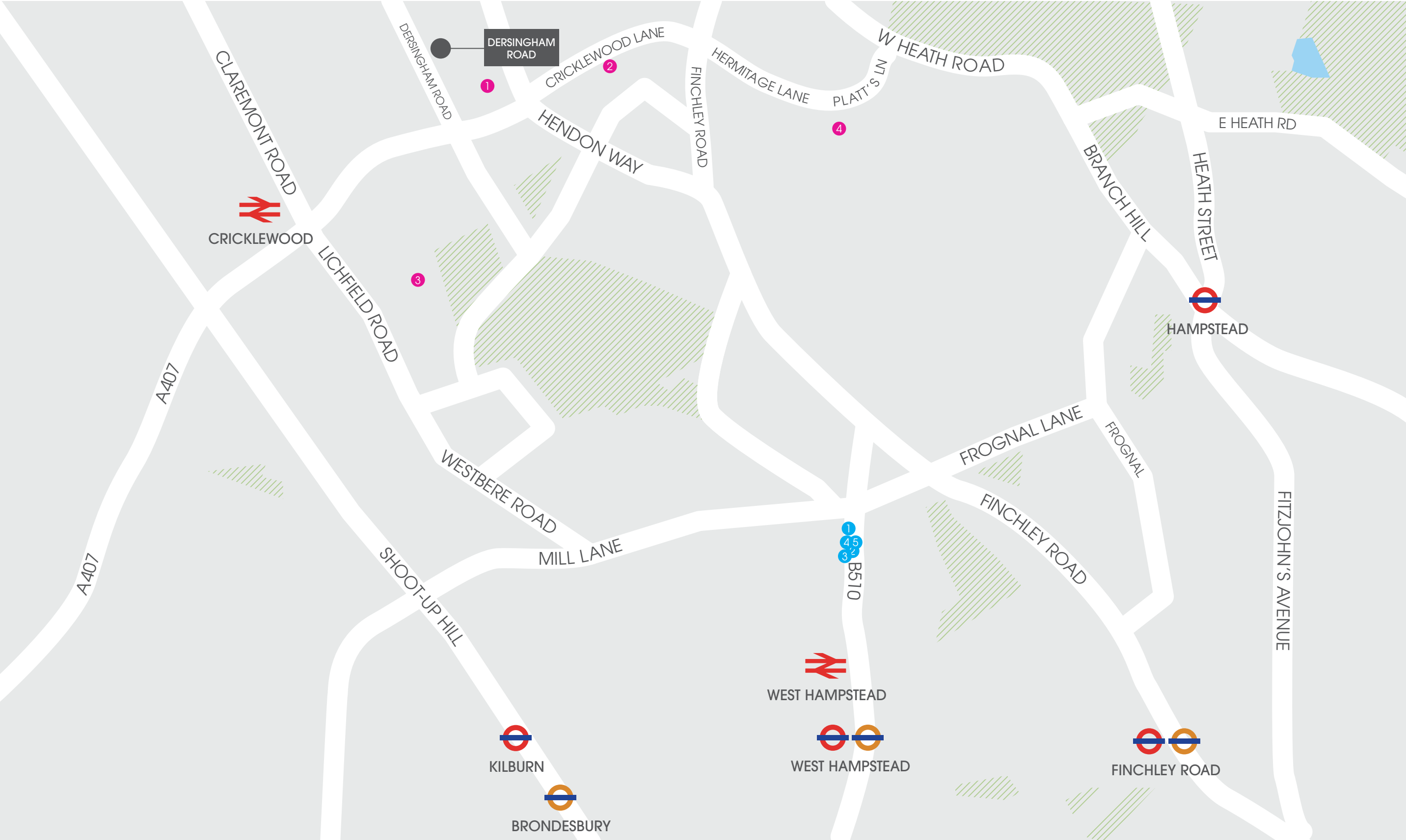
Location

Dersingham Road is situated on the outskirts of The Hocrofts, just 0.3 miles from Cricklewood Station (Thameslink) to Kings Cross St Pancras (Zone 1), and within easy reach of the arterial roads which lead in and out of Central London.

West Hampstead and Hampstead village are also close by.

N.B. The developers have expressed an intention to offer a share of freehold once all apartments have sold.





Schools

- 1 Childs Hill Primary School
- 2 All Saints C of E Primary School
- 3 Hampstead School
- 4 St Margarets School

Food and Amenities

- 1 Salt Lounge Restaurant
- 2 Alice House
- 3 Bobby Fitzpatrick
- 4 Black Lion
- 5 The Wet Fish Cafe



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