



Kidderpore Avenue | London | NW3

Asking price £1,475,000 | Leasehold



ADN
RESIDENTIAL

A beautifully refurbished third-floor turn-key apartment, finished to an exceptional standard for modern day living and entertaining. Boasting two well-appointed bedrooms and two shower rooms, this outstanding residence enjoys far-reaching views overlooking the immaculate communal gardens and beyond across the London skyline.

At the heart of the home is a bespoke open-plan Poggenpohl kitchen, exquisitely designed with Corian worktops and an impressive range of top-of-the-line Siemens appliances, including a self-cleaning oven, separate microwave oven and large warming drawer, perfectly suited for both everyday living and elegant hosting.

The principal suite features a beautifully designed walk-in en-suite shower room by CP Hart, finished to an impeccable standard, while the second shower room is equally refined, complete with Italian tiles and large mirrored storage cupboards.

A private sun terrace provides uninterrupted views over London, creating the perfect setting for outdoor dining or relaxing above the city.

Residents benefit from an exceptional range of premium amenities including a 24-hour concierge service, residents' swimming pool, jacuzzi and fully equipped gymnasium, secure underground parking for two cars, and beautifully landscaped communal gardens with an elegant fountain feature.

Tenure: Leasehold - 969 Years Remaining

Service Charge: £9,587 Per Annum

Ground Rent: £932 Per Annum

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- Two Double Bedrooms
 - Spacious Reception Room
 - Poggenpohl Kitchen
 - 2 Bathrooms
 - Private Terrace
 - 24 Hour Concierge
 - 2 Underground Parking Spaces
 - Gymnasium & Swimming Pool
 - Fully Alarmed Throughout
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Council Tax Band: G

EPC: C





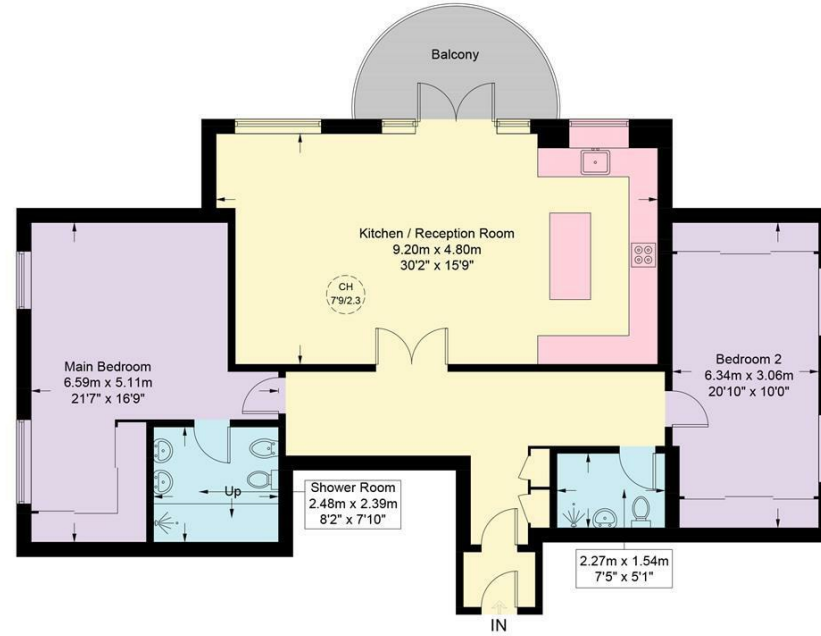
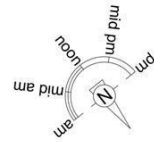






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Approximate Gross Internal Area = 1277 sq ft / 118.6 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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