



MILE



## Baddiel House, Oberman Road NW10 £750,000 Leasehold

Experience luxury living at Baddiel House, a stunning three-bedroom apartment on the fifth floor of a contemporary development on Oberman Road. This exceptional home offers exclusive access to a heated indoor and outdoor swimming pool, private gym, and secure car park, setting it apart in one of London's most sought-after locations. Spanning 997 square feet, this apartment has been upgraded with a modern and sophisticated design, featuring a stone kitchen island, fitted wardrobes, and elegant finishes-making it truly one of a kind within the development. A private balcony presents breath-taking high-rise views, while two sleek bathrooms enhance the sense of comfort and style. Built just 2-3 years ago, the development combines contemporary aesthetics with practicality. The property comes with a 246-year lease and is offered chain-free, ensuring a smooth and hassle-free move. Located moments from the nearest tube station, the apartment provides easy access to Central London. Nearby green spaces offer a peaceful retreat from city life, while a selection of well-regarded schools makes this an excellent choice for families and professionals alike. With its exclusive resident amenities, high-end upgrades, and prime location, this property delivers exceptional value and a sophisticated lifestyle in the heart of London.

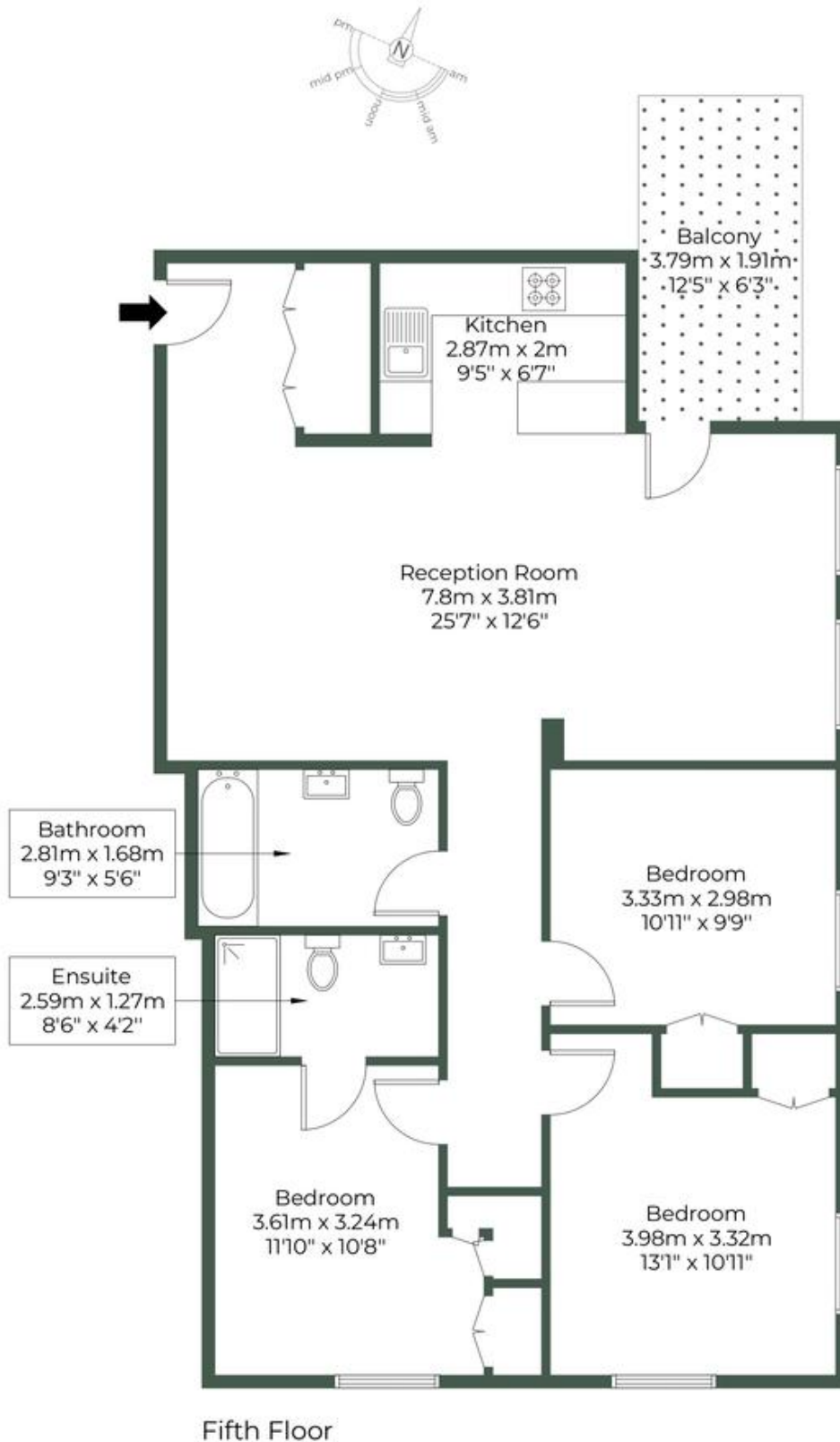
- Fifth floor apartment
- Three bedrooms
- Two bathrooms
- Private terrace
- Chain free
- EPC rating B
- Excellent condition
- Great location
- 997 sq ft
- Close to shops and transport

# OBERMAN ROAD, NW10 1DT

Approximate Gross Internal Area = 92.6 sq.m / 997 sq.ft

Balcony = 7.2 sq.m / 78 sq.ft

Total = 99.8 sq.m / 1075 sq.ft



Fifth Floor



**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.