



**CAENWOOD COURT
HAMPSTEAD LANE
KENWOOD N6**

£1,200,000

SOLE AGENT

A two bedroom, two bathroom, ground floor apartment in this exclusive luxury development designed by award-winning architects and set in stunning grounds backing directly on to Hampstead Heath.

With unusually high ceilings for this type of modern development, there are two double bedrooms both of which have en suite bathrooms, a fully fitted Poggenpohl kitchen with Gaggenau appliances which is semi-open plan to the reception room and three small balconies, one off each of the bedrooms and one via the reception room.

The apartment benefits from comfort cooling and underfloor heating throughout the property.

This luxury development boasts excellent communal facilities including a fabulous leisure complex with swimming pool, steam room, sauna and gym, along with 24hr concierge and manicured communal gardens with direct access on to Hampstead Heath.

The apartment also has the benefit of one underground parking space and a large secure storage room.

Viewing by prior appointment only.

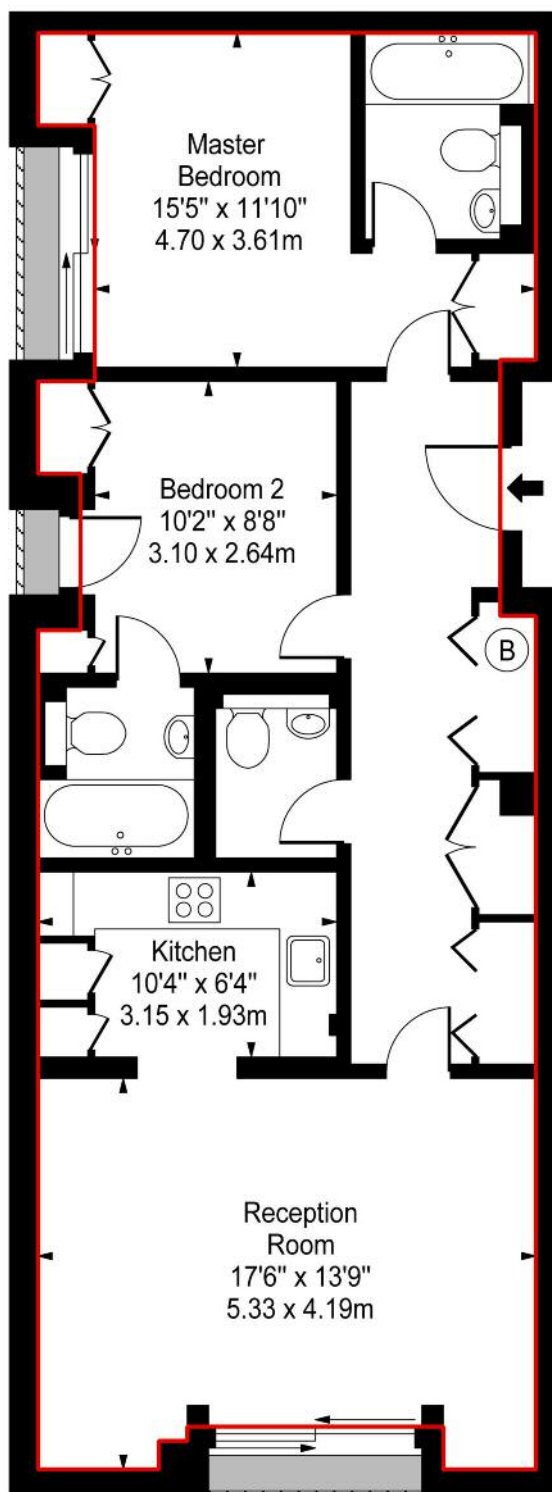
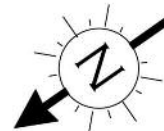
2 Bedrooms – 2 En Suite Bathrooms – Reception Room – Semi Open Plan Kitchen – Guest Cloakroom – Communal Gardens – Leisure Complex – Heath Side Position

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Caenwood Court, Hampstead Lane, N6 4RU



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

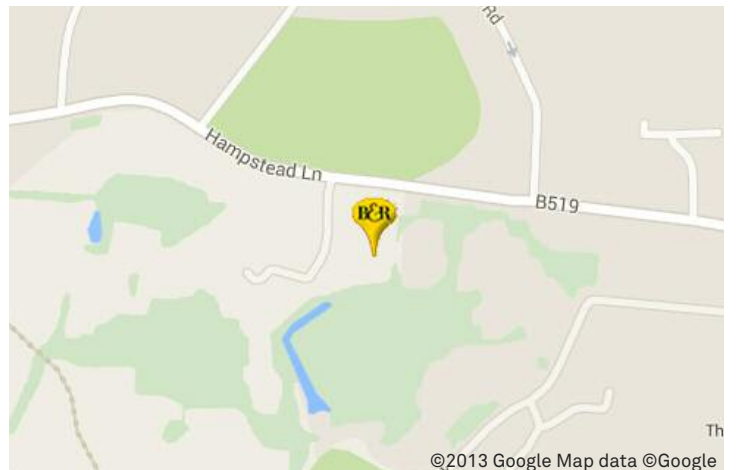
Approximate Square Footage Within Red Line

830 Sq Ft - 77.11 Sq M

For Illustration Purposes Only - Not To Scale

Floor plan by www.nogaphotostudio.com

Ref: No. 3788



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