



## LUXURY APARTMENT WITH COMMUNAL GYM AND 24 HOUR CONCIERGE

REGIS PLACE, 10 LLANVANOR ROAD, LONDON, NW2

**Unfurnished - £695 per week (£3,011.67 per calendar month) + £282 inc VAT one off admin and other charges may apply.\***

**Available Now**



# LUXURY TWO BEDROOM APARTMENT

REGIS PLACE, 10 LLANVANOR ROAD,  
LONDON, NW2

**£695 per week (£3,011.67 per calendar month)**

- Two Double Bedrooms
- Two Bathrooms
- Open plan kitchen/reception room
- Unfurnished
- Concierge
- Gym
- Underground Parking
- Council Tax Band: F
- EPC Rating: B

## Situation

The newly-built Lexington development, which is situated on the corner of Finchley Road and Llanvanor Road within 5 minutes of the amenities of Golders Green and within walking distance of Hampstead Heath.

## Description

A brand new two bedroom apartment quietly located to the rear of the sought after Lexington scheme on the corner of Finchley Road.

The Lexington, London is a unique collection of beautifully appointed apartments all crafted to a very high specification. This apartment block is built to exacting standards and this particular apartment has fantastic views across North West London.

Facilities include Harrods's Estate management with 12 hour concierge, secure underground parking, communal gardens and a private gym for residents.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.





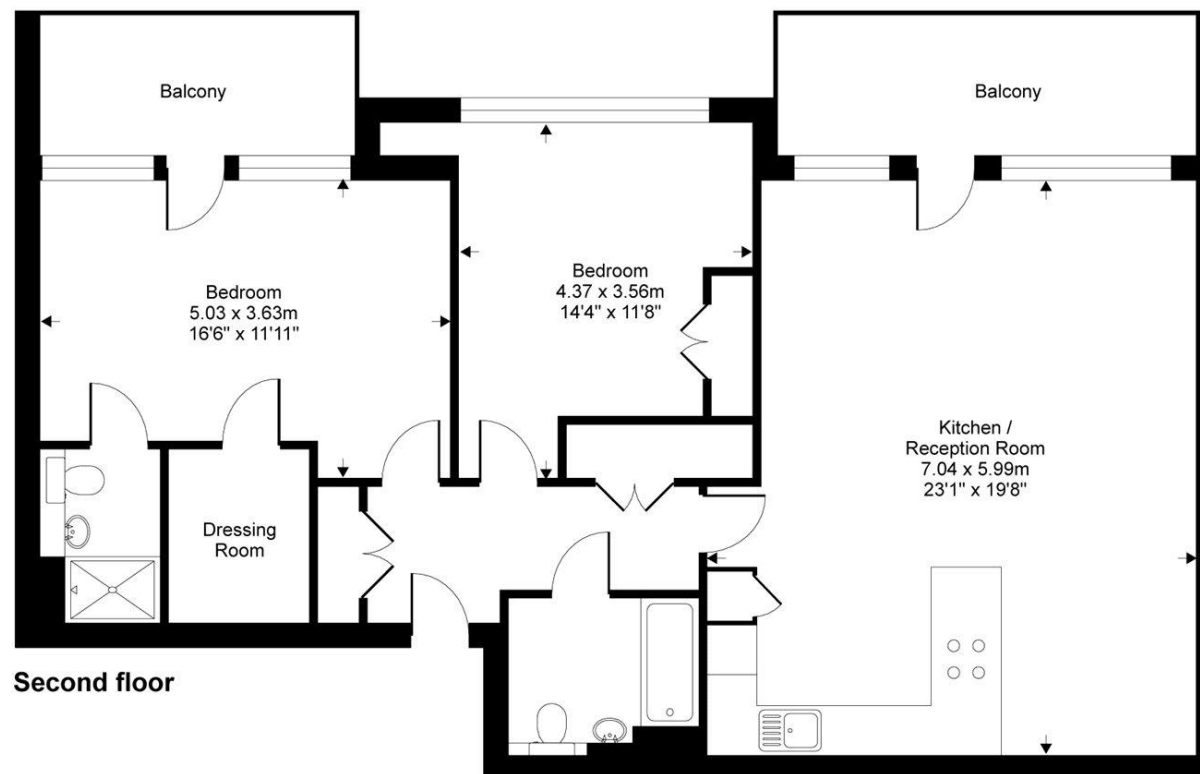
## Llanvanor Road, London, NW2

Gross internal floor area (approx):

93.7 sq m / 1009 sq ft

For Identification only - Not to scale

Niche Communications



Second floor

## FLOORPLAN





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

**Savills Hampstead**

Robert Lerner  
rlerner@savills.com

020 7472 5021

**savills.co.uk**

\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20160125RTL

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants