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CAENWOOD COURT N6



SHARE OF FREEHOLD.

JOINT SOLE AGENT.

£6,950,000.

RECEPTION/DINING ROOM: KITCHEN/BREAKFAST ROOM: OFFICE:

CINEMA ROOM: GUEST WC: PRINCIPAL BEDROOM WITH EN SUITE

BATHROOM: 3 FURTHER BEDROOMS ALL WITH EN SUITES: BALCONY:

LANDSCAPED GARDEN: COUNCIL TAX BAND H: EPC RATING B



A rare opportunity to purchase this exceptional four bedroom, duplex apartment, set within the highly regarded Caenwood Court development on Hampstead Lane. This impressive apartment offers more than 4,000 sq ft of beautifully appointed accommodation, with wonderful gardens and direct access onto Hampstead Heath.

Arranged over two floors and connected by a striking glass staircase, the apartment combines generous proportions with contemporary design and enjoys an exceptional position adjoining Kenwood and Hampstead Heath, with direct access for residents onto the Heath.

The principal living space features a substantial double reception room leading through to a beautifully designed kitchen. The large kitchen and breakfast area provides an ideal space for both everyday family living and entertaining.



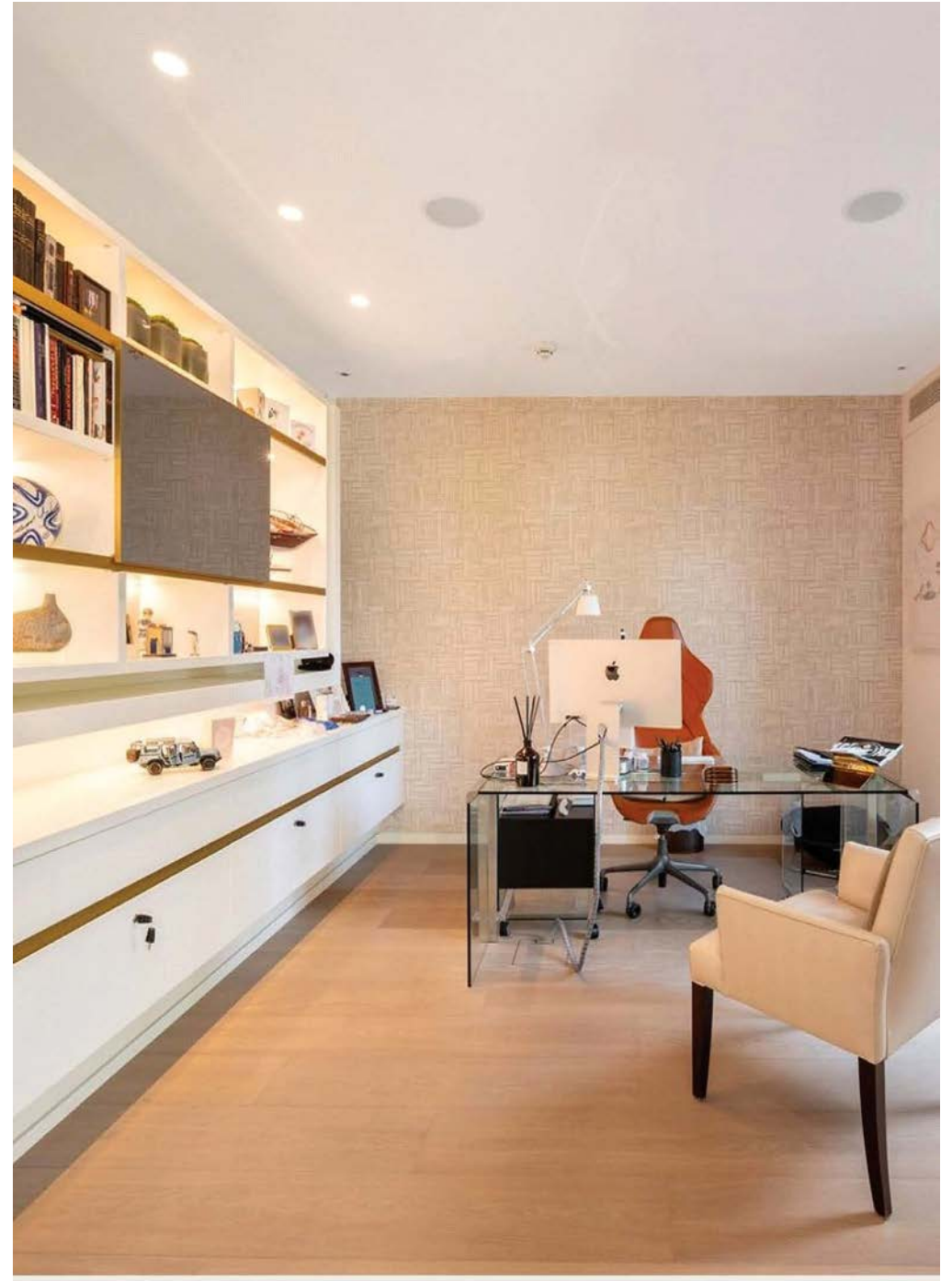
There is also a separate study, offering an excellent home-working environment, together with a dedicated cinema room. All four bedrooms benefit from their own en-suite bathrooms and attractive garden outlooks. The principal bedroom suite also enjoys a private balcony with views towards the Heath.

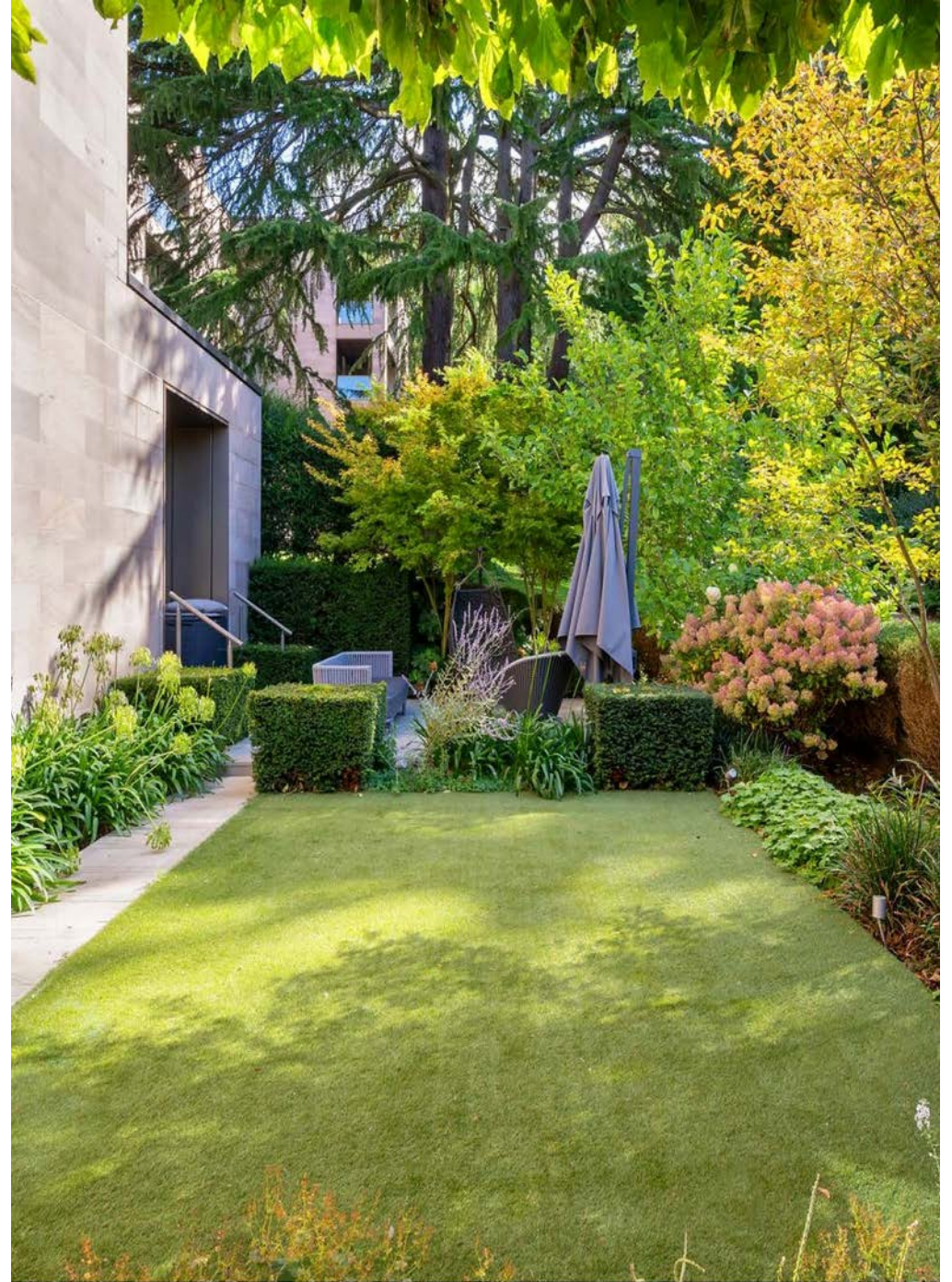
Outdoor space is a particular feature of the apartment. In addition to the beautifully maintained communal gardens of Caenwood Court, the property has its own private terrace, patio and garden area, providing a choice of spaces for outdoor dining, relaxing and entertaining.

The apartment also includes a private storage room and two allocated underground parking spaces.

Residents of Caenwood Court benefit from an excellent range of facilities, including 24-hour concierge service, a gym, indoor swimming pool, jacuzzi and steam room, all within secure, gated and landscaped grounds.











Floorplans

Approximate Gross Internal Floor Area 4,014 sq ft

Caenwood Court, N6

Approximate Area = 372.9 sq m / 4014 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Lower Ground Floor



Raised Ground Floor

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.