



glentree

NEW HOMES

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## The Lexington, Fairmont Mews, NW2

A modern, well-designed 2 bedroom mews house nestled within this exclusive development which provides, 1 underground parking, hotel-style concierge, a large gym and communal garden. The internal space has been beautifully proportioned, with a south-facing front garden and a first floor balcony from the master bedroom.

The Lexington 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. There is a hotel-style concierge, resident's gym and communal gardens and one secure underground parking space available with this apartment.

LARGE OPEN PLAN RECEPTION/KITCHEN; LARGE MASTER SUITE WITH EN SUITE; FURTHER BEDROOM AND FAMILY BATHROOM; UTILITY CUPBOARD; GUEST WC; LARGE FRONT SOUTH-FACING GARDEN; BALCONY FROM MASTER BEDROOM; ONE UNDERGROUND PARKING SPACE; ONE STORAGE ROOM; RESIDENTS GYM; HOTEL-STYLE CONCIERGE; COMMUNAL GARDENS

**JOINT SOLE AGENT**

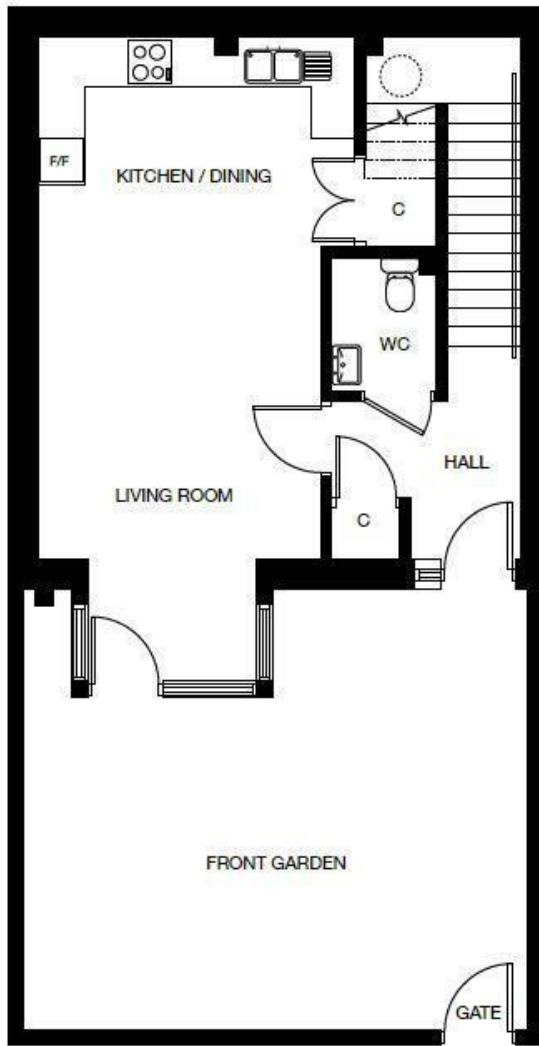
**£950,000**



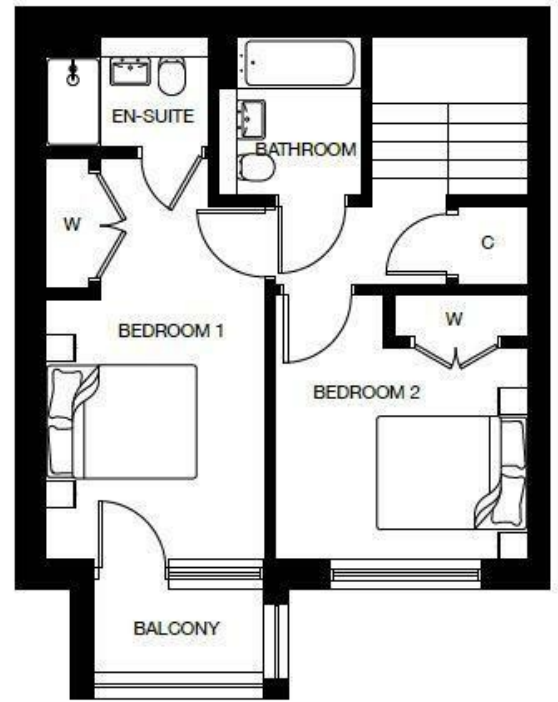
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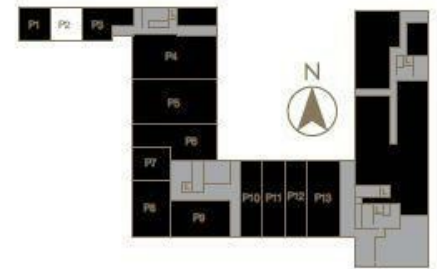
## GARDEN LEVEL



## UPPER GARDEN LEVEL



Key:  
 C: Cupboard  
 W: Wardrobe  
 WC: Cloakroom  
 F/F: Fridge Freezer



## GARDEN / UPPER GARDEN LEVEL

### DIMENSIONS

Kitchen / Living / Dining 4.22m x 8.60m | 13'10" x 28'3"

Bedroom 2

3.39m x 3.60m | 11'1" x 11'10"

TOTAL AREA: 95.4m<sup>2</sup> | 1026.9' sq ft

Bedroom 1

2.99m x 4.70m | 9'10" x 15'5"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	90
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

