



ALLMAND PLACE, CHILDS HILL, LONDON, NW2
£685,000 LEASEHOLD

Leasehold/ 3 Bedrooms/ 2 Bathrooms/ Flat/Apartment/ Balcony/ Off Street Parking/
EPC Rating: B



DESCRIPTION:

A remarkable 1,061 Sq Ft three double bedroom, two bathroom apartment with two private terraces, arranged on the second floor of this striking luxury new build development.

All of the available apartments benefit from a 10-year new build warranty cover, private terraces or balconies, lift access, use of a beautifully landscaped communal garden and have each got dedicated undercroft parking available by separate negotiation.

Allmand Place is enviably positioned in Child's Hill, conveniently located adjacent to Hampstead, West Hampstead, Golders Green and Finchley Road. Allmand Place boasts a range of local restaurants and cafes, and also benefits from the many cultural, retail, leisure and transportation amenities of each of the surrounding neighbourhoods.

Please note that some imagery has been taken from the Show Flat & the view shot is taken from Flat 11.

Important Note: The features, designs, materials and visual depictions of the show homes and in show home photography must be treated as general illustration and guidance. Furniture and furnishings are not included. They are subject to change from time to time without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract.





↑ Park View

Floor Plans



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Apartments 03, 06 & 09
Area 98.6m² (1,061 sq ft)

Balcony A	-
Balcony B	-
Kitchen / Dining / Living	4.73 m x 6.94 m
Master Bedroom	3.94 m x 4.87 m
En-suite	1.66 m x 2.23 m
Bedroom 2	4.34 m x 3.67 m
Bedroom 3	4.34 m x 3.85 m
Bathroom	1.70 m x 2.23 m

Apartment Type C

- Apartment 03 - First Floor
- Apartment 06 - Second Floor
- Apartment 09 - Third Floor

Floorplans shown for Allmand Place are for approximate measurements only. Exact layouts and sizes may vary.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	