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AYLMER PLACE

AYLMER ROAD, HAMPSTEAD GARDEN SUBURB, N2



AYLMER PLACE OFFERS JUST FIVE EXCEPTIONAL NEW APARTMENTS
IN THE HEART OF NORTH WEST LONDON.

WITHIN CLOSE PROXIMITY TO THE BEAUTIFUL OPEN SPACES OF
HAMPSTEAD HEATH AND WITHIN EASY ACCESS TO CENTRAL LONDON,
AYLMER PLACE IS THE PLACE TO LIVE.



This selection of unique apartments is being built to meet the needs of modern living.

The innovative design means security and comfort go hand in hand:

- Passenger lift to all floors
- Secure rear parking
- Luxury Poggenpohl fitted kitchens
- Terraces, balconies and communal gardens

WHEN IT COMES TO FINDING THE RIGHT APARTMENT, THE FIRST REQUIREMENT IS A GREAT LOCATION.



Aylmer Place is situated in Hampstead Garden Suburb, offering you the perfect position to get the most out of London living. Within close proximity to the Heath and the delightful shops and restaurants of Highgate, Hampstead and Temple Fortune, Aylmer Place is also within easy reach of Brent Cross Shopping Centre.

Access to the City and West End is very convenient and local travel connections are plentiful, should you wish to travel further afield.

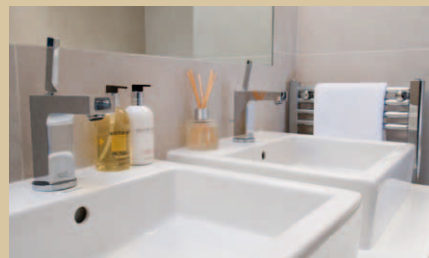
Enjoy modern, secure living in a fantastic London location that is Aylmer Place.







SPECIFICATION



KITCHEN

- Full complement of Poggenphol units
- Granite worktops
- Miele integrated dishwasher
- Miele oven
- Miele combi microwave
- Miele integrated fridge and freezer
- Washing machine

BEDROOMS

- Built in custom wardrobes in all bedrooms

BATHROOMS & EN SUITES

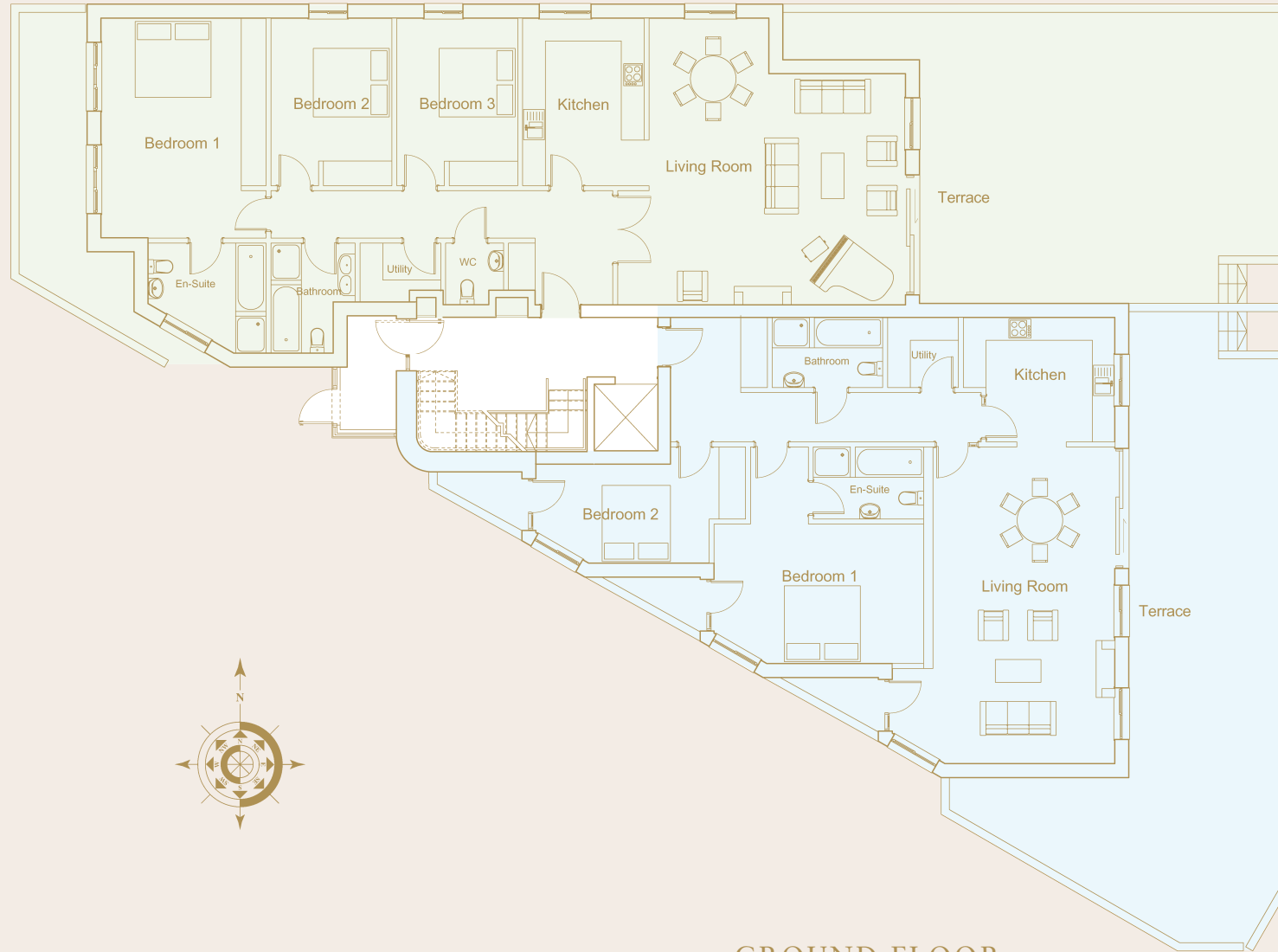
- Steel baths
- Stone shower trays
- Duravit Vero basins
- Duravit high gloss vanity units
- Axor Citterio taps

GENERAL

- Vorwerk carpets in bedrooms
- Italian ceramic floors throughout living, dining, kitchen, family bathrooms and utility rooms
- Cappuccino Marble throughout in en suite bathrooms
- Marble topped baths in en suites
- Over height internal doors
- Underfloor heating throughout
- Lutron mood lighting
- Brushed chrome sockets and light switches
- Brushed chrome door furniture
- 5 amp sockets
- TV points in all bedrooms







Flat 1

1,685 Sq.ft./157 Sq.m.

| | | |
|-------------|---------------|-------------|
| Living Room | 21.98 x 24.60 | 6.7m x 7.5m |
| Kitchen | 10.49 x 14.43 | 3.2m x 4.4m |
| Bed 1 | 14.4 x 19.0 | 4.4m x 5.8m |
| Bed 2 | 10.49 x 14.43 | 3.2m x 4.4m |
| Bed 3 | 10.49 x 14.43 | 3.2m x 4.4m |
| Terrace | 31.16 x 24.6 | 9.5m x 7.5m |

Flat 2

1,363 Sq.ft./127 Sq.m.

| | | |
|---------------|---------------|-------------|
| Living Room | 27.23 x 15.74 | 8.3m x 4.8m |
| Kitchen | 13.12 x 10.82 | 4.0m x 3.3m |
| Bed 1 | 17.71 x 12.13 | 5.4m x 3.7m |
| Bed 2 | 13.77 x 8.53 | 4.2m x 2.6m |
| Terrace Apt 2 | 59.0 x 13.12 | 18m x 4.0m |

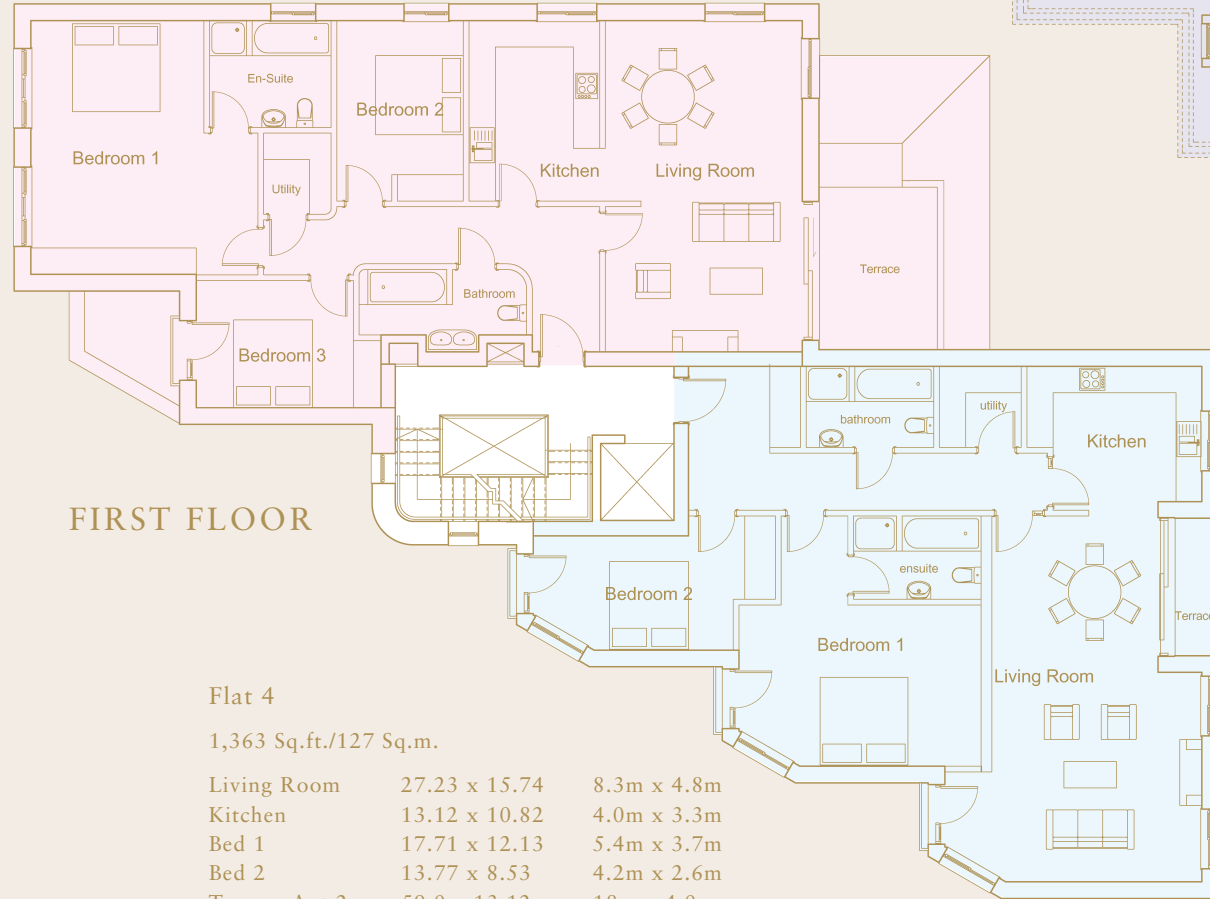


GROUND FLOOR

Flat 3

1,407 Sq.ft./130 Sq.m.

| | | |
|-------------|--------------|--------------|
| Living Room | 24.6 x 14.76 | 7.5m x 4.5m |
| Kitchen | 13.6 x 10.66 | 4.15m x 3.25 |
| Bed 1 | 19.0 x 14.76 | 5.8m x 4.5m |
| Bed 2 | 13.45 x 9.5 | 4.1m x 2.9m |
| Bed 3 | 13.77 x 9.5 | 4.2m x 2.9m |
| Balcony | 16.4 x 9.8 | 5.0m x 3.0m |

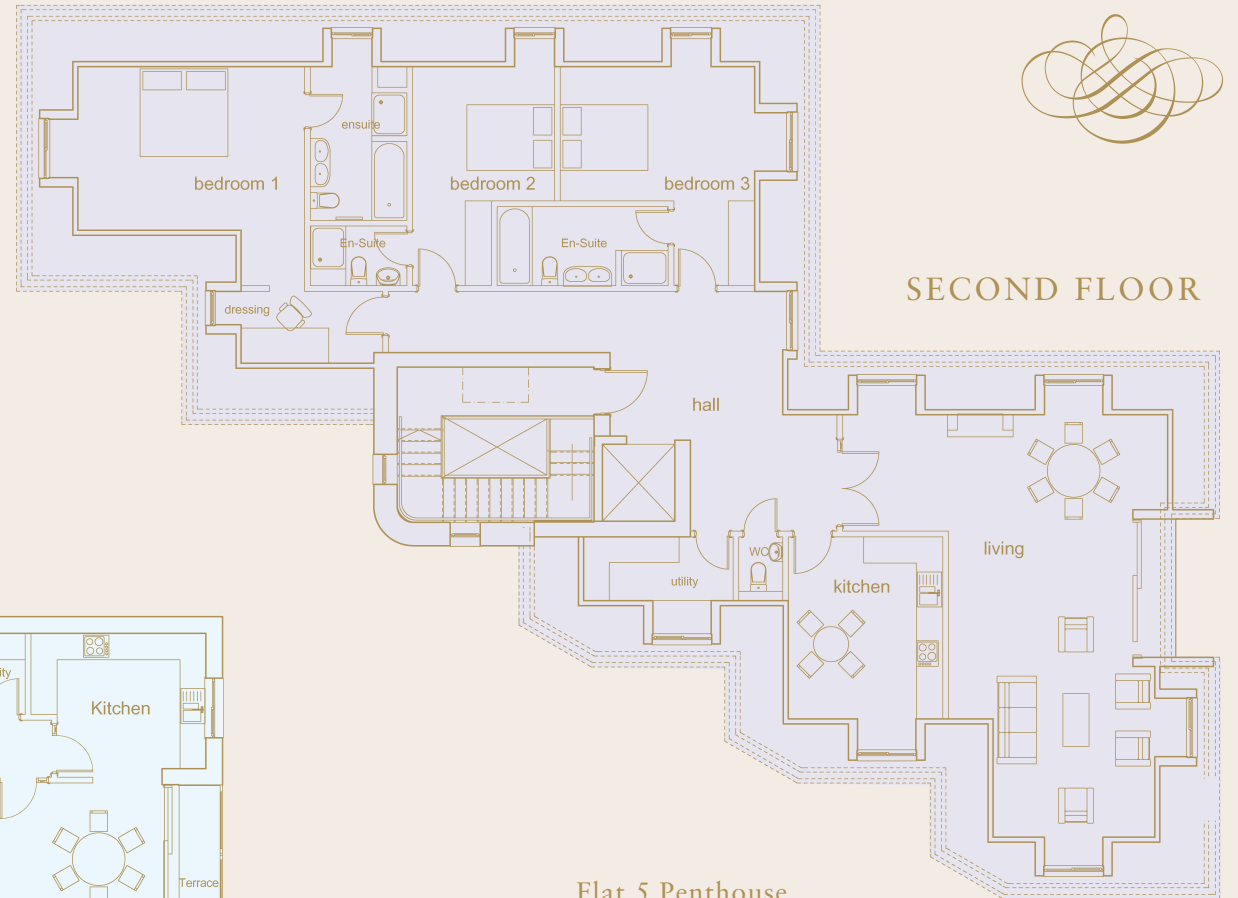


FIRST FLOOR

Flat 4

1,363 Sq.ft./127 Sq.m.

| | | |
|---------------|---------------|-------------|
| Living Room | 27.23 x 15.74 | 8.3m x 4.8m |
| Kitchen | 13.12 x 10.82 | 4.0m x 3.3m |
| Bed 1 | 17.71 x 12.13 | 5.4m x 3.7m |
| Bed 2 | 13.77 x 8.53 | 4.2m x 2.6m |
| Terrace Apt 2 | 59.0 x 13.12 | 18m x 4.0m |



SECOND FLOOR

Flat 5 Penthouse

2,022 Sq.ft. 188 Sq.m.

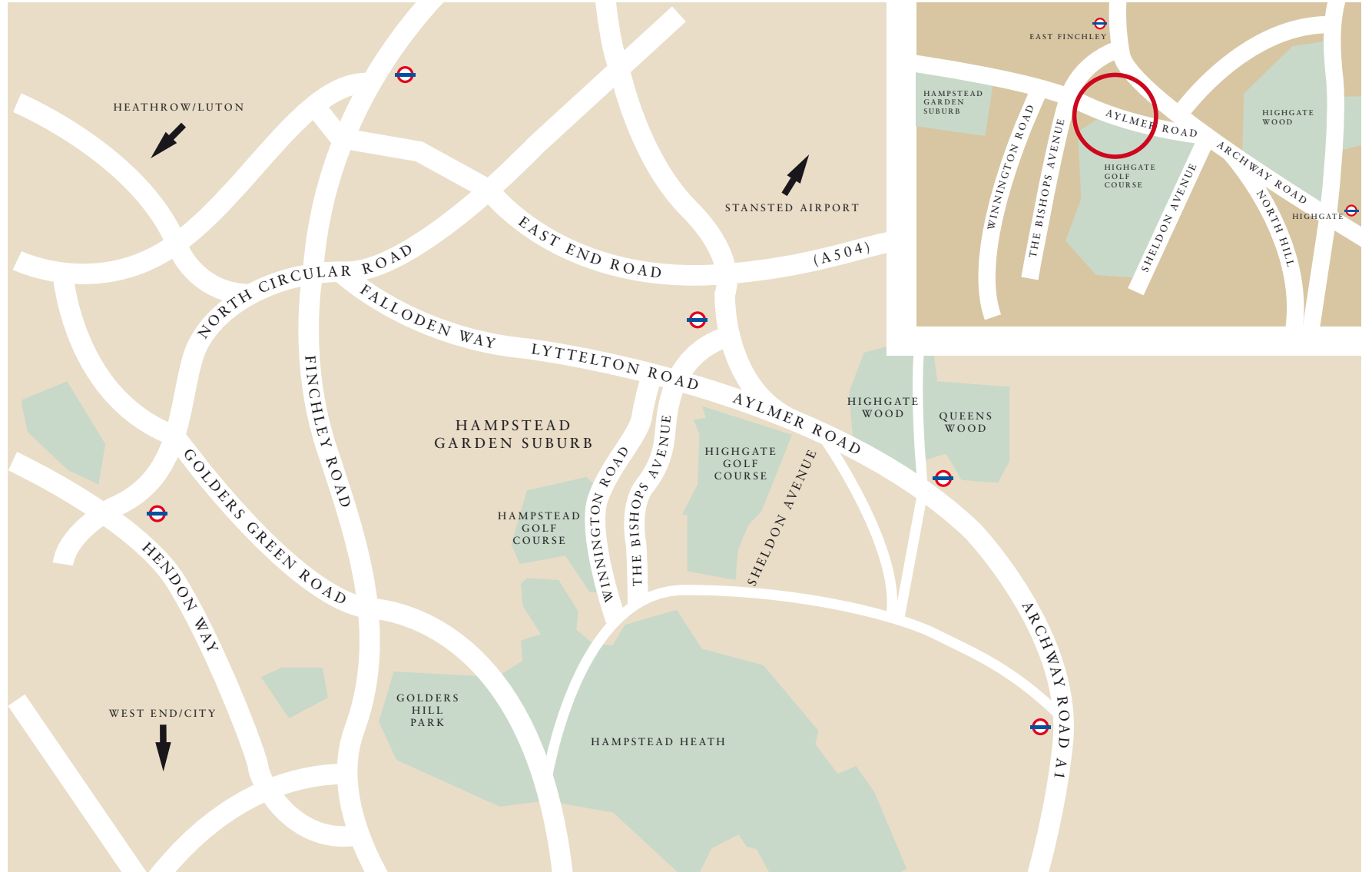
| | | |
|-------------|---------------|---------------|
| Living Room | 36.0 x 16.40 | 11.0 m x 5.0m |
| Kitchen | 11.8 x 16.73 | 3.6m x 5.1m |
| Bed 1 | 18.0 x 11.48 | 5.5m x 3.5m |
| Bed 2 | 14.76 x 12.13 | 4.5m x 3.7m |
| Bed 3 | 13.12 x 9.8 | 4.0m x 3.0m |





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 New Homes 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. 259179



FOR FURTHER INFORMATION
CONTACT THE SELLING AGENTS

SOLE AGENTS



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