







**THE LEXINGTON**

LONDON NW11



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## THE LEXINGTON, LONDON NW11: BE A PART OF IT

The Lexington is a stunning collection of carefully crafted homes in North West London. Light and airy, spacious and smart; these boutique apartments and houses have been designed by renowned award-winning architects to evoke the urban chic of New York's Upper East Side. With individual and communal outdoor spaces, private gym, secure underground parking and concierge service, The Lexington delivers city living at its very best.







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## THE PHILOSOPHY

The Lexington comprises four different collections: The Mansion, The Courtyard, The Penthouses and The Mews. Four collections, one philosophy, summed up in a few words:

Bespoke | Boutique | Stylish | Discreet | Unique





## A LINEAGE TO BE PROUD OF

Residents of The Lexington will find themselves well placed to enjoy the very best that London has to offer – whether it's the bustle of central London or the tranquillity of Hampstead Heath. They will follow a host of noteworthy intellectual, political and literary figures from Britain's past and present who have chosen this particular part of London as their home.





Outdoor concert at Kenwood House



## CULTURALLY RICH

As you would expect, the area surrounding The Lexington is buzzing with life. Camden Arts Centre, Everyman Hampstead and Hampstead Theatre attract top artists and productions, and the Highgate and Hampstead Literary Festival takes place every year in Golders Green.

Hampstead Heath, London's largest parkland, is right on the doorstep with its open air swimming ponds, tennis courts and regular summer lakeside concerts on the slopes by Kenwood House.









## SHOPPING IN STYLE

The Lexington is ideally placed for a spot of retail therapy. Fashionable Hampstead Village with its charming array of independent boutiques, restaurants and cafés is only a five minute drive away. Both Golders Green and Temple Fortune high streets are convenient for local shopping whilst Brent Cross Shopping Centre (less than ten minutes by car) and Westfield Shopping Centre (20 minutes by car) are excellent for their extensive retail offer. Bond Street is just 24 minutes by tube.\*

\* Journey times are approximate and correct at time of going to print.  
Sources: RAC Route Planner and TFL Journey Planner







## PERFECTLY PLACED

The Lexington is conveniently situated on the Finchley Road in North West London, adjacent to the centres of Golders Green and Hampstead. Residents of The Lexington will find themselves perfectly placed to take advantage of the local area's retail and leisure facilities.





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## INDIVIDUALLY CRAFTED

The Lexington offers a superb range of homes; one, two and three bedroom apartments, duplexes, penthouse apartments and mews houses. Each home has been individually designed and painstakingly crafted to offer space and light. Each has its own outdoor space, be it patio garden, terrace or balcony, or a combination.



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## THE MANSION & THE COURTYARD

Apartments and a handful of duplexes are in these two adjoining buildings, offering a choice of layouts. There's something for everyone at The Lexington.

Alongside a select number of one bedroom apartments, the unusually spacious two and three bedroom apartments benefit from the high specification found in each and every one of the homes.

Each apartment has a patio garden, balcony or terrace for those balmy summer evenings.







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## THE PENTHOUSE COLLECTION

The seven penthouses are The Lexington's crowning glory. They enjoy great views from their enviable position on the top floor, maximised by the over-sized windows and doors which open out onto large or wrap-around terraces – perfect for al fresco entertaining.

Offering a choice of two or three bedrooms, the penthouses offer individual layouts, stunning attention to detail and an enhanced specification.



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## THE MEWS

Tucked away with their own private entrances are The Mews. Comprising just three, two and three bedroom houses, these homes - with their large walnut veneer front doors - are undeniably smart yet retain a warm, homely feel.

In addition to the high quality specification offered in all homes at The Lexington, there is a host of additional features in the houses. They also benefit from a patio front garden and first floor balcony as well as access to communal landscaped gardens.







Image taken from previous Affinity Sutton show home

## APARTMENT AND HOUSE DETAIL

Attention to detail is evident throughout. Homes are characterised by high ceilings and over-sized windows, fabulous flooring and underfloor heating, generous storage space, utility rooms\*, fitted wardrobes or dressing areas\*, stylish bespoke German kitchens with Miele appliances, and high specification Villeroy and Boch bathrooms and en-suites\* with Hansgrohe taps and showers. And there's even an Aquavision TV for those moments relaxing in the bath!





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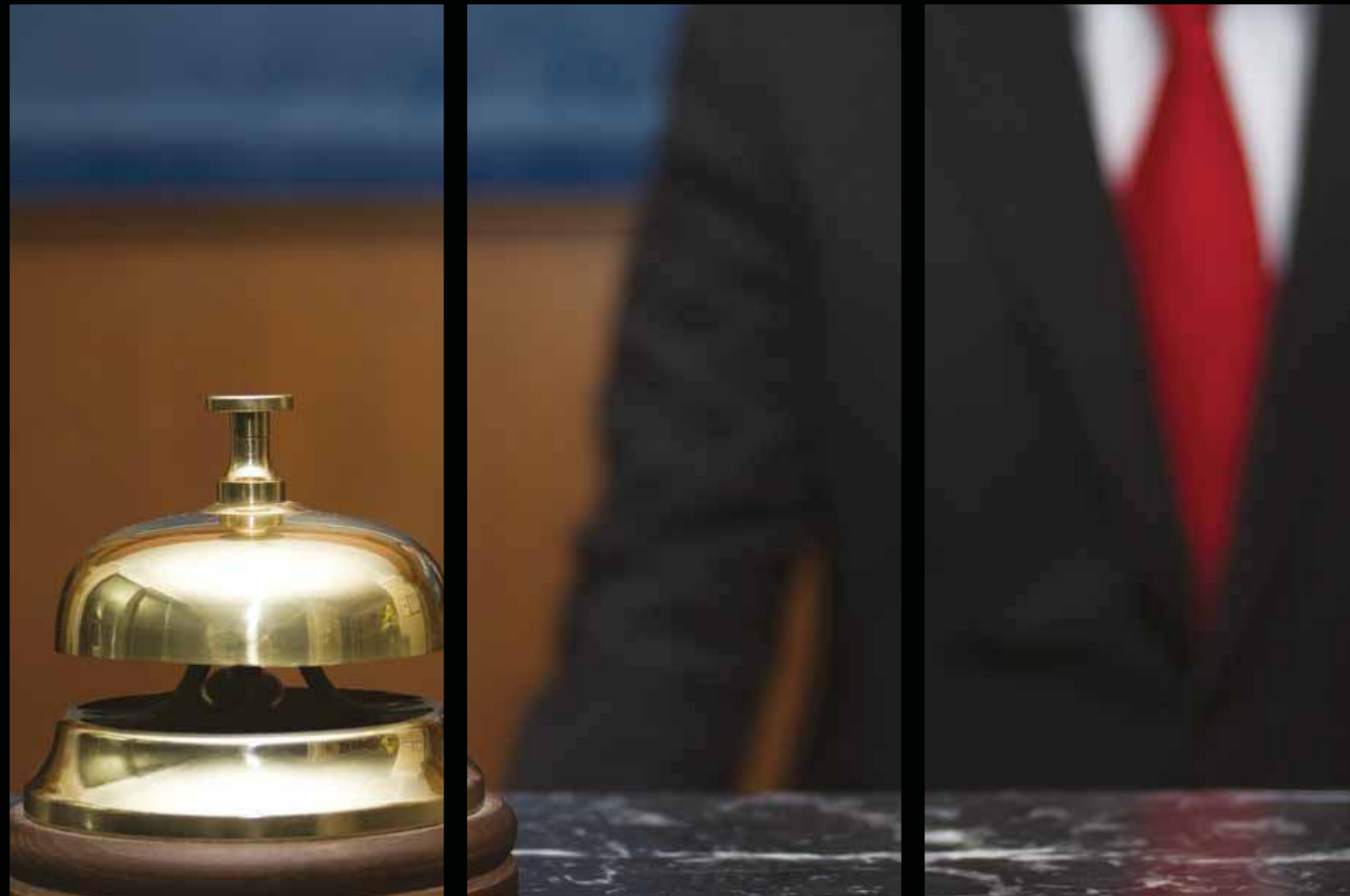
## A FULL RANGE OF FACILITIES

Homes at The Lexington have been designed to complement today's lifestyle and to make living as easy and as stress-free as possible. What's more, residents can take advantage of the private gym and the concierge service.

The Lexington meets The Code for Sustainable Homes Level 3 - efficient building materials with enhanced insulation, double glazed windows, green roofs, green climbing walls, photovoltaic panels\* and a central 'Combined Heat and Power' system for underfloor heating & hot water: all designed to help reduce energy bills whilst being kind on the environment.

In addition, secure underground parking (some with electric charging points) and storage rooms are available under separate negotiation. Basement bike storage is also available.





## PEACE OF MIND

Busy residents will appreciate the concierge service located in the large entrance foyer to assist with safe receipt of mail and deliveries as well as providing a sense of security that comes with such a service. The homes have been designed to give owners peace of mind; communal door entry is by fob, there are video entry phones in each apartment, and all homes are pre-wired for intruder alarms.



## RELAX AND UNWIND

Residents can enjoy exclusive use of the air-conditioned private gym, which is furnished with a comprehensive range of state-of-the-art equipment.

Those looking for a place to relax can either make use of their own private patio garden, terrace or balcony or can choose to sit in the landscaped courtyard garden that nestles at the heart of the development.





# LONDON – A CITY LIKE NO OTHER

The capital is a world-class city – dynamic, exhilarating and fun – and The Lexington is just a small step from all that London has to offer. Always ahead of the crowd, where London leads, other cities follow, in fashion, art, architecture, and culture.

London has an acclaimed arts scene spanning ballet, opera, theatre, music and art. One could never tire of the city's many restaurants that embrace the cuisines of the world from Michelin-starred restaurants and smart brasseries, to well-known chains and small independents.









## PRESTIGIOUS AND ON-TREND

London's smartest shops and an array of global brands are just a short journey from The Lexington. The West End and Bond Street play host to an inspiring mix of exclusive luxury fashion and beauty brands, as well as art and antique dealers. In Chelsea, the famous King's Road offers an eclectic mix of trendy boutiques and unique labels, whilst Sloane Street in Knightsbridge delivers prestigious brands and up-to-the-minute trends from the world's fashion elite.





## A CENTRE OF LEARNING EXCELLENCE

London's universities and schools are renowned throughout the world, offering the very best educational opportunities. Schools such as Westminster, St Paul's and Harrow have educated world leaders and captains of industry. Leading universities include University College, King's College, Imperial College, and the London School of Economics, and all enjoy world ranking in academic excellence.

There are many excellent schools in the area including local primary and secondary schools rated 'outstanding'. These include The Henrietta Barnett School, University College School, Channing School for Girls, Highgate School and King Alfred's School\*.











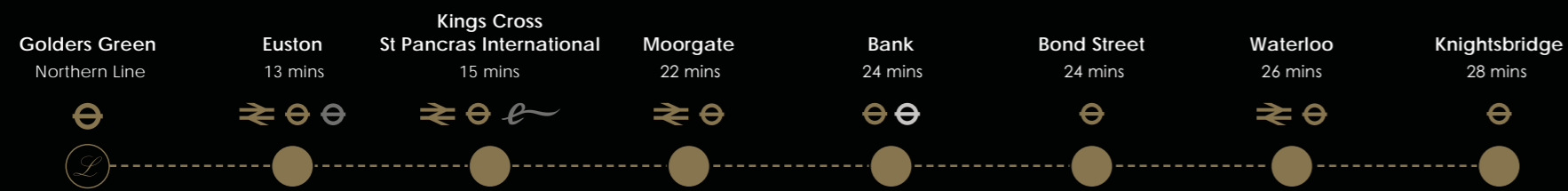
## WORLD CLASS CONNECTIONS

The transport links within London are world class. The capital has an extensive transport network comprising the Underground, London Overground, the Docklands Light Railway, London Buses, Tramlink, and the River Bus Services as well as its iconic black taxi cabs.

The London Underground has 11 lines, the majority of which connect the suburbs to Central London, making it easy to reach anywhere in the capital. The Docklands Light Railway, which has five main branches, serves the Docklands area of east London, focusing on the Canary Wharf business district.

London's airports include Gatwick, Heathrow, London City, Luton and Stansted.





## LOCAL LINKS

- Underground Station
- Railway Station
- London Overground
- Docklands Light Railway
- Eurostar

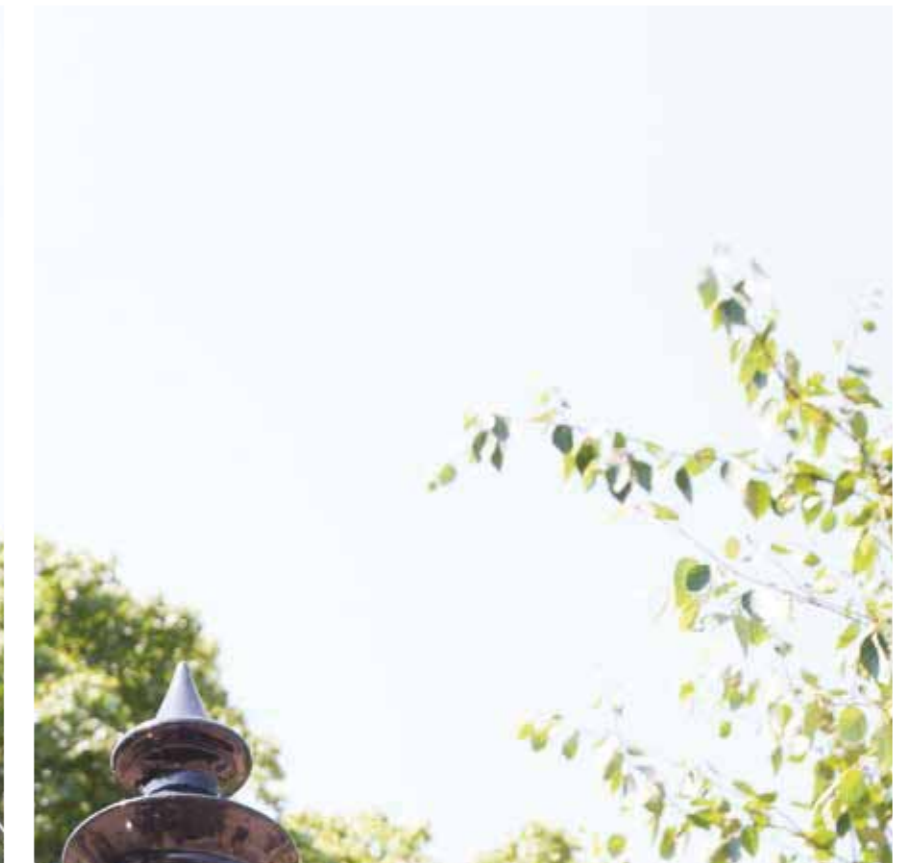
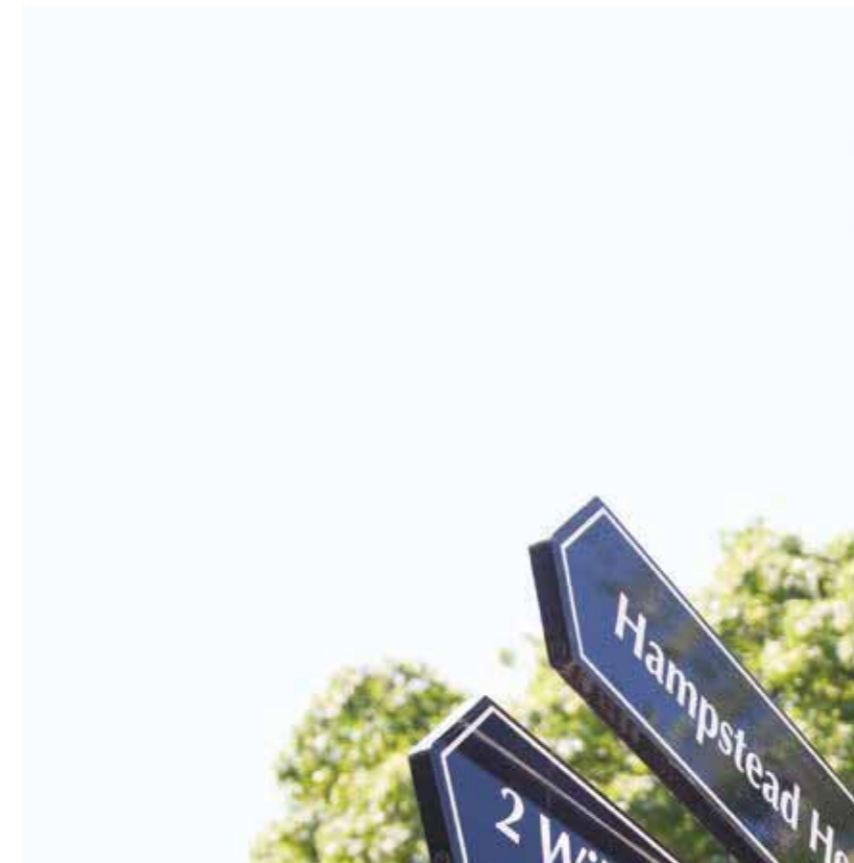
Away from the hustle and bustle yet still well connected, The Lexington provides excellent access to all parts of London.

The London Underground is very accessible with the Northern line just over 10 minutes' walk away at Golders Green, providing direct trains into Central London and the City. The Jubilee line is available at West Hampstead and Finchley Road, just a short bus journey away. These stations also offer Overground links.

Buses to Central London (Chelsea/Kensington/Hyde Park/Oxford Circus) stop directly outside The Lexington while the M1 is a mere 6 minutes' drive away, and the M25 only 21 minutes away.

London's major international airports are within an hour's journey, with regular underground services to London City Airport and Heathrow. Kings Cross St Pancras International - where the Eurostar provides a regular service to Brussels and Paris - is just 18 minutes drive away.\*

\* Journey times are approximate and correct at time of going to print. Sources: RAC Route Planner and TFL Journey Planner



Hampstead Heath sign post





## OUR HERITAGE

Affinity Sutton has been developing homes for over 100 years and has a deserved reputation for providing well designed, high quality homes that meet the demands of today's discerning buyers. Having won numerous highly coveted awards in the UK and abroad for design, eco-credentials or simply creating great places to live, it invests in what it believes matters most - its residents and its communities.

0845 6060 765

sales@thelexington-nw11.com



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