



glentree

NEW HOMES

020 8731 9500

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## Waldorf Place, Fairmont Mews, NW2

A modern, well designed 2 bedroom, 2 bathroom apartment rarely available in this exclusive development which provides, 1 underground parking, storage room, hotel-style concierge, a large gym and communal garden.

The internal space has been beautifully proportioned, with balcony overlooking the communal garden and additional cupboards built to make the most from storage opportunities.

The kitchen is equipped with Miele appliances and there is underfloor heating throughout, electric blinds and built-in speakers with Sonos installed.

Viewing is highly recommended.

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

**SOLE AGENT**

**Guide Price £825,000**



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## 2 BEDROOM APARTMENT



### UPPER GARDEN LEVEL

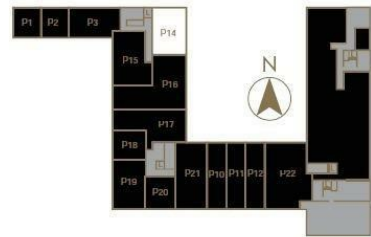
TOTAL AREA: 88.5m<sup>2</sup> | 952.3' sq ft

#### DIMENSIONS

Kitchen / Living / Dining 8.04m x 4.76m | 26'5" x 15'7"

Bedroom 1 5.73m x 2.86m | 18'10" x 9'5"

Bedroom 2 4.35m x 3.65m | 14'3" x 11'12"



Key:

C: Cupboard

W: Wardrobe

S: Shelves

F/F: Fridge Freezer

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