



## 21, The Lexington, NW2

Luxury Penthouse apartment in the recently-built Lexington development, which 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.

The apartment offers a spacious reception room with open-plan kitchen leading onto its own huge private wrap around roof terrace, 2x double bedrooms and 2 modern bathrooms (one of which is En suite).

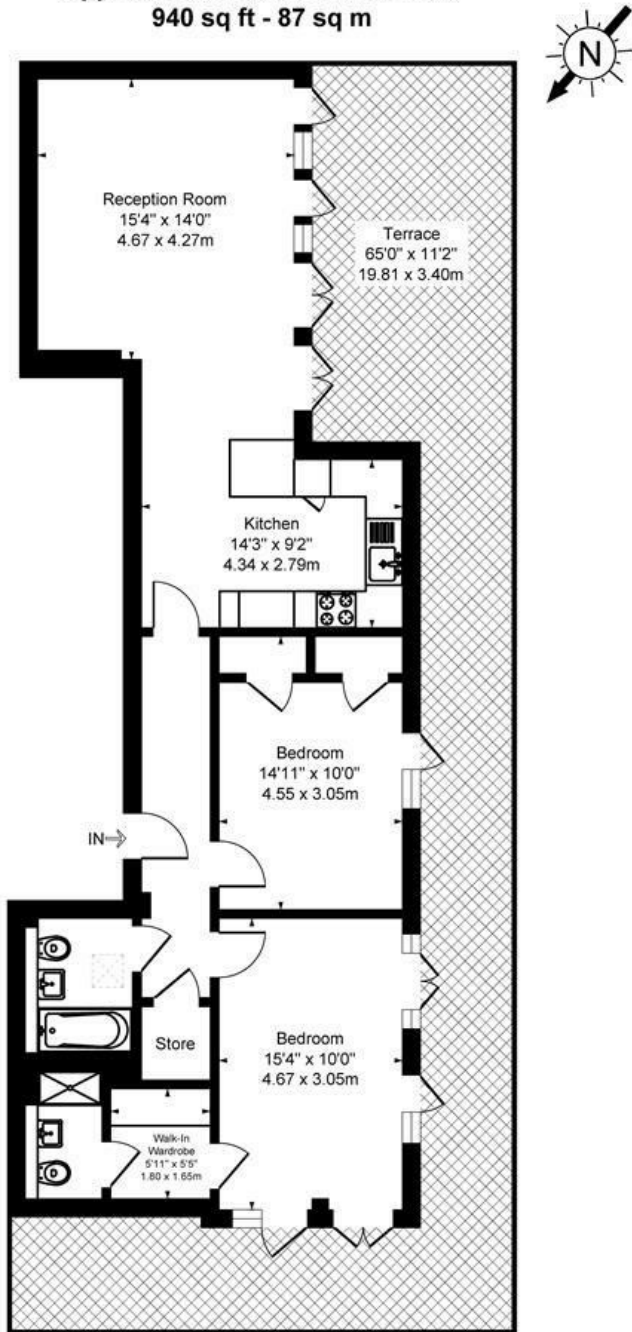
Other facilities include air conditioning, 12 hour concierge use communal gardens and a private gym for residents.

Unfurnished

Energy Efficiency Rating - B  
Long Let / Available May 2025  
Council Tax Band E (Barnet)  
Deposit - 5 Weeks Rent

**£760 Per Week**

Regis Place, 10 Llanvanor Road, NW2  
Approximate Gross Internal Area  
940 sq ft - 87 sq m



Third Floor

Illustration for identification purposes only, not in scale

| 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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

