

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

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THE MAPLE BUILDING

Highgate Road
London
NW5

Asking Price
£1,400,000

Multiple Agent

A beautifully presented three bedroom apartment (114.36 sq m/1,231 sq ft), set on the third floor of a former factory which has been carefully restored keeping its warmth and character. Featuring a 35ft reception room/kitchen with great ceiling height, a utility room, one en-suite bedroom, two further bedrooms and one bathroom.

The Maple Building was once a furniture factory, then a clothing factory and it is characterised by the large metal double-glazed windows in the period Crittall style which features throughout. It benefits from a 24 hour concierge with attractive reception area, lift, on site gym and bike parking.

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£1,400,000
Subject To Contract

Multiple Agent

Leasehold 241 Years

Service Charge: £7,500 P/A
Ground Rent: £550 P/A

The Maple building is located to the North of Kentish Town almost bordering Parliament Hill and Dartmouth Park. The area is a vivid mix of urban vibrancy and pastoral peace, located very near to Hampstead Heath with acres of open parkland, athletics track, open water swimming and endless walking or running trails at your disposal. Kentish Town is extremely well connected with Kentish Town station (Northern Line) just over 300m away, and over-ground connections to the City & the West under 10 mins.



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ACCOMMODATION

- Principal Bedroom with En-suite Shower Room
- 2 Further Bedrooms
- Kitchen/Reception Room
- Bathroom
- Utility Room

AMENITIES

- 35ft Reception Room/Kitchen
- High Ceilings
- 24 Hour Concierge
- Bike Parking
- Lift

COUNCIL TAX: G

EPC RATING: D



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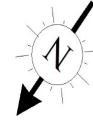
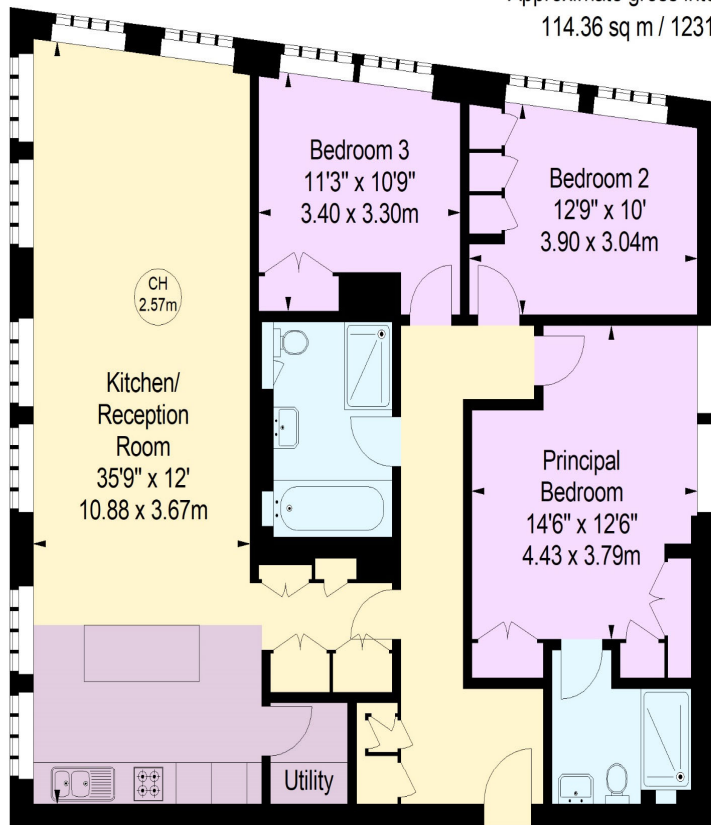


ASTON CHASE

The Maple Building, NW5

Approximate gross internal area

114.36 sq m / 1231 sq ft



Fourth Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.