



Duke House

107-109 Hampstead Road

NW1

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A SELECT DEVELOPMENT OF NINE BRAND NEW 1, 2 & 3 BEDROOM APARTMENTS OFFERING THE PINNACLE OF EXCLUSIVITY IN A CENTRAL LOCATION NESTLED BETWEEN TWO OF THE MOST VIBRANT, COSMOPOLITAN AND AFFLUENT NICHE POCKETS OF LONDON – FITZROVIA AND CAMDEN TOWN. FURTHERMORE, THE APARTMENTS ARE WITHIN 5 MINUTES WALK OF TOTTENHAM COURT ROAD AND REGENT'S PARK.



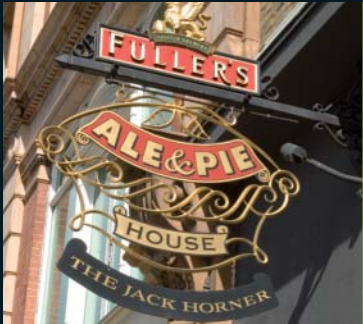
Duke House epitomises fashionable London living, the apartments are moments and minutes from trendy bars, restaurants and designer boutiques, and within 10 minutes stroll of the atmospheric international eateries that so define Charlotte Street. Everything is on your doorstep, the West end, Mayfair, Camden and Bloomsbury ... a fusion of world class shopping, entertainment, nightlife and endless cultural pursuits.



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The vicinity of Duke House has enticed notable writers such as Virginia Woolf and George Bernard Shaw to make it their home. Bordered by Regent's Park to the immediate west, Fitzrovia and Soho to the south and London's principal transport hubs to the east,



residents will be within easy walking distance of many distinguished landmarks including the British Library, Fitzroy Square and London's most prized and world renowned universities.

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UNIVERSITY COLLEGE LONDON UNIVERSITY COLLEGE HOSPITAL EUSTON ROAD Duke House EUSTON STATION REGENT'S PARK



Within 10 minutes of
tube, mainline &
international connections.

With connections to London's entire
transport network at Warren Street and
Euston, residents will be able to cross the
metropolis in minutes. Duke House also
lies within 15 minutes walk of Tottenham
Court Road underground which by 2017
will be one of the Capital's largest
Crossrail interchanges, typically reducing
journey times from London Heathrow to
around 28 minutes.

TRANSPORT

Within 5 minutes walk:

Warren Street
Euston Square

Within 10 minutes walk:

Euston
Kings Cross/St. Pancras &
Eurostar terminals

UNIVERSITIES

Within 500 metres:

University of Westminster
University College Hospital
University College London





Stylish sophisticated living space.

Each apartment will be finished and equipped for luxurious living having an array of high quality specifications including distinctive, rich walnut timber strip flooring, refined stone finishes to bathrooms and under floor heating.



Ground Floor

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APARTMENT 1 2 bedroom

| | | |
|---------------------------|----------------------|---------------------|
| Living/dining inc kitchen | 4.1m x 9.5m | 13'50" x 31'0" |
| Utility | 2.4m x 1.8m | 7'10" x 5'10" |
| Bedroom 1 | 4.2m x 3.5m | 13'9" x 11'5" |
| Bedroom 2 | 3.7m x 3.5m | 12'1" x 11'5" |
| Total area | 84.87 m ² | 914 ft ² |



NETLEY STREET

Floor plans and floor finishes are indicative only. All dimensions and areas given are subject to a tolerance of +/- 5%.



First Floor



NETLEY STREET

APARTMENT 3

1 bedroom

| | | |
|-------------|-------------|---------------|
| Living room | | |
| inc kitchen | 5.2m x 3.3m | 17'0" x 10'9" |
| Bedroom | 2.6m x 3.9m | 8'6" x 12'9" |

| | | |
|------------|----------------------|---------------------|
| Total area | 31.94 m ² | 344 ft ² |
|------------|----------------------|---------------------|



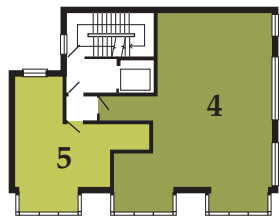
NETLEY STREET

APARTMENT 2

2 bedroom

| | | |
|---------------|-------------|---------------|
| Living/dining | | |
| inc kitchen | 6.3m x 4.8m | 20'7" x 15'9" |
| Bedroom 1 | 3.3m x 4.9m | 10'9" x 16'0" |
| Bedroom 2 | 5.1m x 3.2m | 16'7" x 10'5" |
| Terrace | 6.8m x 9.6m | 22'3" x 31'5" |

| | | |
|------------|----------------------|---------------------|
| Total area | 75.95 m ² | 818 ft ² |
|------------|----------------------|---------------------|



2

Second Floor



N E T L E Y S T R E E T

APARTMENT 5

1 bedroom

| | | |
|----------------------------|----------------------|---------------------|
| Living room inc kitchen | 5.2m x 3.3m | 17'0" x 10'9" |
| Bedroom | 2.6m x 3.9m | 8'6" x 12'9" |
| Total area | 31.94 m ² | 344 ft ² |



N E T L E Y S T R E E T

APARTMENT 4

2 bedroom

| | | |
|------------------------------|----------------------|---------------------|
| Living/dining inc kitchen | 6.3m x 5.8m | 20'7" x 19'0" |
| Bedroom 1 | 3.3m x 4.9m | 10'9" x 16'0" |
| Bedroom 2 | 5.1m x 3.2m | 16'7" x 10'5" |
| Total area | 75.95 m ² | 818 ft ² |

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3

Third Floor



N E T L E Y S T R E E T

APARTMENT 7

1 bedroom

| | | |
|----------------------------|----------------------|---------------------|
| Living room inc kitchen | 5.2m x 3.3m | 17'0" x 10'9" |
| Bedroom | 2.6m x 3.9m | 8'6" x 12'9" |
| Total area | 31.94 m ² | 344 ft ² |

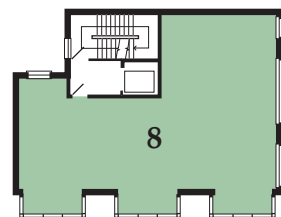


N E T L E Y S T R E E T

APARTMENT 6

2 bedroom

| | | |
|------------------------------|----------------------|---------------------|
| Living/dining inc kitchen | 6.3m x 5.8m | 20'7" x 19'0" |
| Bedroom 1 | 3.3m x 4.9m | 10'9" x 16'0" |
| Bedroom 2 | 5.1m x 3.2m | 16'7" x 10'5" |
| Total area | 75.95 m ² | 818 ft ² |



Fourth Floor



NETLEY STREET



APARTMENT 8

3 bedroom

| | | |
|------------------------------|--------------|---------------|
| Living/dining inc kitchen | 4.3m x 10.9m | 14'0" x 35'7" |
| Utility | 1.3m x 1.3m | 4'3" x 4'3" |
| Bedroom 1 | 5.1m x 4.9m | 16'7" x 16'0" |
| Bedroom 2 | 3.7m x 4.0m | 12'2" x 13'0" |
| Bedroom 3 | 2.6m x 3.2m | 8'6" x 10'5" |

Total area 115.88 m² 1248 ft²



Fifth Floor



NETLEY STREET

APARTMENT 9

2 bedroom

| | | |
|------------------------------|-------------|---------------|
| Living/dining inc kitchen | 6.3m x 6.2m | 20'7" x 20'3" |
| Bedroom 1 | 6.3m x 3.2m | 20'7" x 10'5" |
| Bedroom 2 | 5.3m x 3.5m | 17'4" x 11'5" |
| Terrace | 2.6m x 3.3m | 8'6" x 10'9" |

Total area 90.90 m² 979 ft²

GENERAL SPECIFICATION

- Walls and ceilings in brilliant white matt finish.
- White satin wood finish to door linings, skirtings and architraves.
- One strip walnut veneer wide board flooring to principal rooms (living/dining and lounge).
- Full height walnut veneer internal doors.
- Polished stainless steel door furniture including lever door handles.
- Brushed metal finish switch and socket plates.
- Underfloor heating.
- Recessed low energy downlighting.
- Satellite, terrestrial TV and telephone sockets to living rooms and bedrooms.
- Dimmer switches to living room and bedroom lighting.
- Double glazing throughout.

HALLWAY

- One strip walnut veneer wide board flooring.
- Underfloor heating

KITCHEN

- One strip walnut veneer wide board flooring.
- Matt white unit doors with concealed handles.
- Natural stone worktop.
- Glass splashback from worktop to underside of wall units.
- Siemens integrated appliances to include:
 - Single low level oven
 - Built in microwave
 - 4 ring ceramic hob with hood
 - Washer/drier, dishwasher and fridge/freezer *
- Underlighting to wall units.
- Stainless steel 1 ½ bowl undermounted sink with profiled tap and grooved worktop drainer.
- Centralised appliance switch panel.
- Utility room to selected apartments.

* Dishwasher and fridge/freezer unavailable in 1 bed apartments, fridge with freezer compartment to replace.

BEDROOMS

- Choice of fully fitted carpet.

BATHROOM AND EN-SUITE

- Large format floor and wall tiling.
- White bathroom suite featuring steel bath, back to wall WC and profiled basin.
- Underfloor heating.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with natural stone vanity top.
- Shaver socket.
- Chrome plated profiled taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated electric heated towel rail.

SECURITY

- Video entry phone system.



SPECIFICATION

HURLINGTON
PROPERTY



The information contained in these sales particulars should not be relied upon as statements or a representation of fact. Prospective purchasers should note that any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are for guidance purposes only. Any specification shown is correct at the time of printing. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey. Duke House is a marketing name only and may not be adopted as part of the final postal address.