



## The Delamarre, London, NW2 8AA

**£2,600 Per Month**



Discover luxury living at The Delamarre, an exceptional apartment in the heart of Brent Cross Town, NW2.

The residence combines modern design with timeless sophistication, brought to life by the acclaimed architects Maccleanor Lavington and the renowned interior designers at Woods Bagot.

As one of the first to reside at The Delamarre, you'll enjoy a groundbreaking lifestyle in a home adjacent to the new Claremont Park, with 50 acres of greenery for relaxation, sports, and leisure right on your doorstep.

Step inside to a spacious reception room designed for both entertaining and relaxation. The apartment offers two elegantly appointed bedrooms and two stylish bathrooms, providing ample space for a small family or those in need of a guest room or home office. Spanning 833 sq ft, the layout is both comfortable and functional, featuring high-quality integrated appliances and reliable WiFi / mobile signal for seamless connectivity.

Exclusive membership to the Claremont Park Club is a notable highlight, offering premium amenities such as the private dining, meeting room, and cinema.

Situated close to top local schools and prestigious universities, The Delamarre is ideal for families and students seeking both comfort and convenience. Whether you're looking for a luxurious home or a shrewd investment, this apartment delivers unparalleled living in a prime location.

Parking available via separate negotiation.

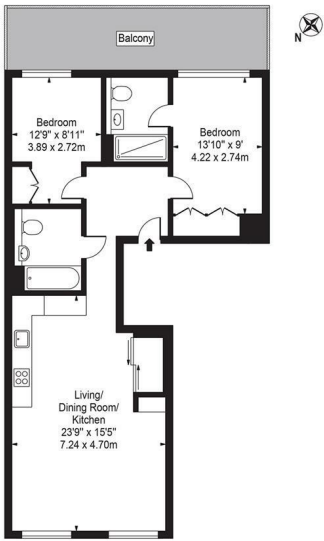
Council Tax Band TBC



- Brand New 7th Floor Apartment
- Resident Gymnasium & Fitness Centre
- Resident Dining Room
- Communal Garden
- Surrounded by 50 Acres of Green Space & Play Parks
- 24-Hour Concierge
- Private Balcony
- Study & Business Suite
- Close to Brent Cross West - 12 min to Kings Cross



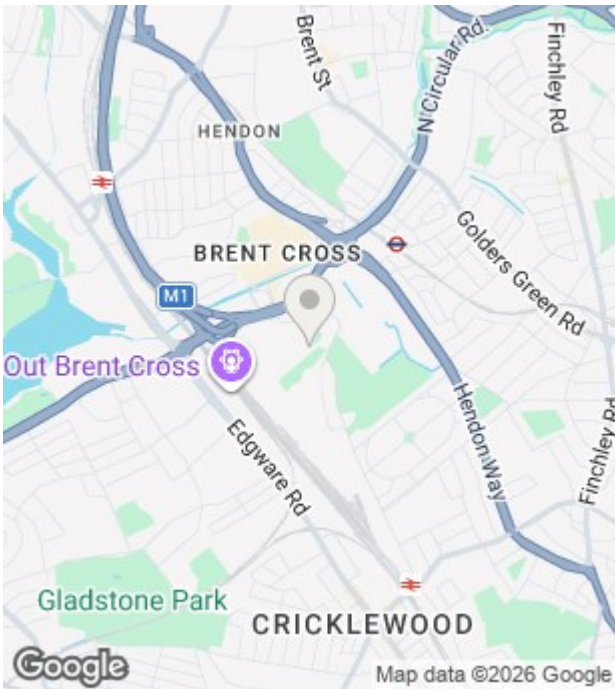
Delamarre  
Approx. Gross Internal Area 823 Sq Ft - 76.46 Sq M



Seventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



#### 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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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