

HUNTERS®

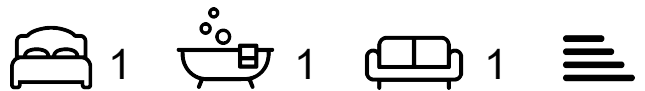
HERE TO GET *you* THERE



81 Crogsland Road

Chalk Farm, London, NW1 8RF

Price £499,000



Verdica Studio Suites – Contemporary Living in the Heart of London

The Verdica Studio Suites offer a stylish and energy-efficient living experience, ideal for first-time buyers or those seeking a convenient pied-à-terre in the capital. Located just a short walk from Chalk Farm station, these thoughtfully designed homes combine modern aesthetics with practical features.

Key Features:

Designer Kitchens: Handle-less matt anthracite and white units, Silestone worktops, Siemens integrated appliances including oven, microwave, induction hob, fridge freezer, dishwasher, and telescopic hood.

Elegant Bathrooms: Porcelanosa tiles, rain showerheads, chrome fixtures, mirrored vanity units, and soft-close WC.

Premium Interiors: Rustic KAHRS flooring throughout, underfloor heating, white satin finishes, and built-in wardrobes with mirrored sliding doors.



KITCHENS
Contemporary handle-less kitchen with base & tall units in matt anthracite, & wall units in mat white, with aluminium trim

Feature lighting under wall units

White Silestone worktop with matching upstands & hob splashback

Undermounted contemporary stainless steel sink & chrome mixer tap Siemens stainless steel single oven

Siemens oven & separate microwave where applicable

Siemens induction frameless hob

Siemens integrated telescopic hood

Siemens integrated fridge freezer

Siemens integrated dishwasher

BATHROOMS & ENSUITES
Large format Porcelanosa wall tiles with brushed aluminium edging detail (full height to bath and shower areas)

Large format Porcelanosa floor tiles

Contemporary sanitary ware, brassware & soft close WC

Tiled bath panel in matching Porcelanosa tiles

Rain showerhead to bathroom & ensembles

Chrome thermostatic mixers

Single lever chrome mixer tap to basin

Mirrored vanity unit

Glass bath & shower screens Chrome towel rail

White gloss vanity worktop

GENERAL FEATURES
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Siemens washer dryer in storage cupboard

KAHRS Rustic Matt lacquer flooring to hall, bedrooms, living area & kitchen

White matt paint finish to all walls & ceilings

Satin white finish square edge architraves, doorframes & skirting

White finish internal doors with satin & polished door handles

FIXTURES & FITTINGS
LED downlights throughout

Built-in wardrobes with soft closing sliding doors in a mirror finish to bedroom 1

Sky Q, TV & telephone outlets to living room, with TV outlets to bedroom 1

Home office point where applicable

HEATING
Underfloor heating throughout

Hot water supplied by central heating plant via heat interface unit (HIU)

COMMUNAL SPACES
Fully landscaped courtyard

Bicycle storage

SECURITY & PEACE OF MIND
Video entry phone without handset (touch sensitive display)

Vicaima Secured by Design finish foil with vertical real wood effect front door

Mains powered smoke/heat detectors with battery back-up

NHBC Guarantee

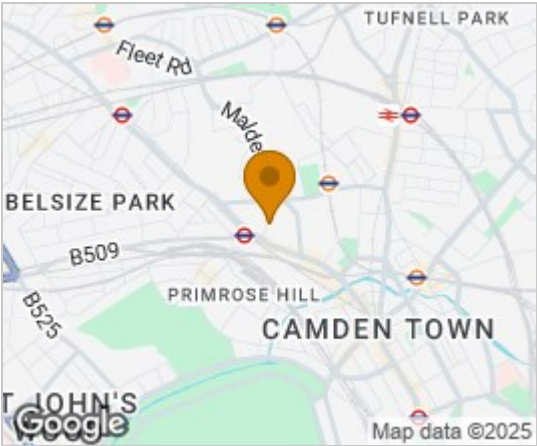
Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

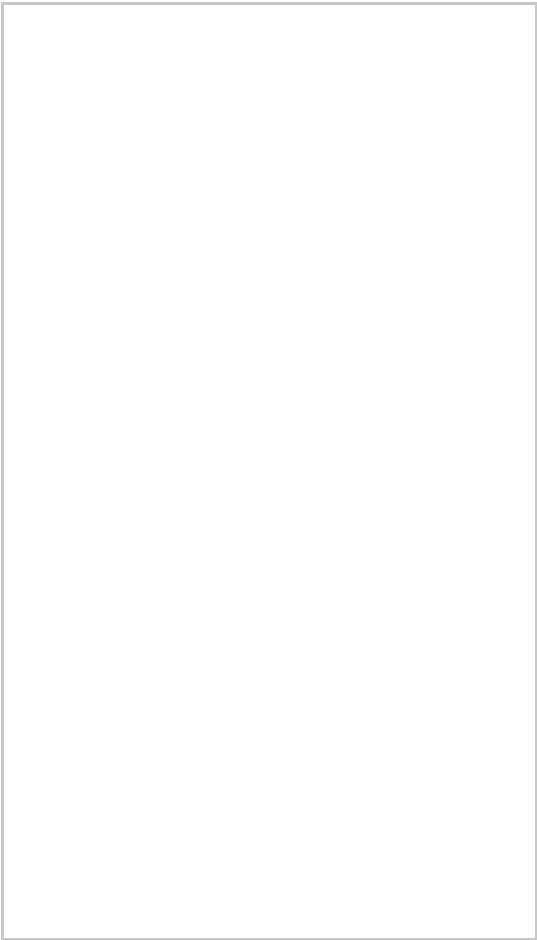
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Area Map



Floor Plans



Energy Efficiency Graph