



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 matt 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 & ensuites

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

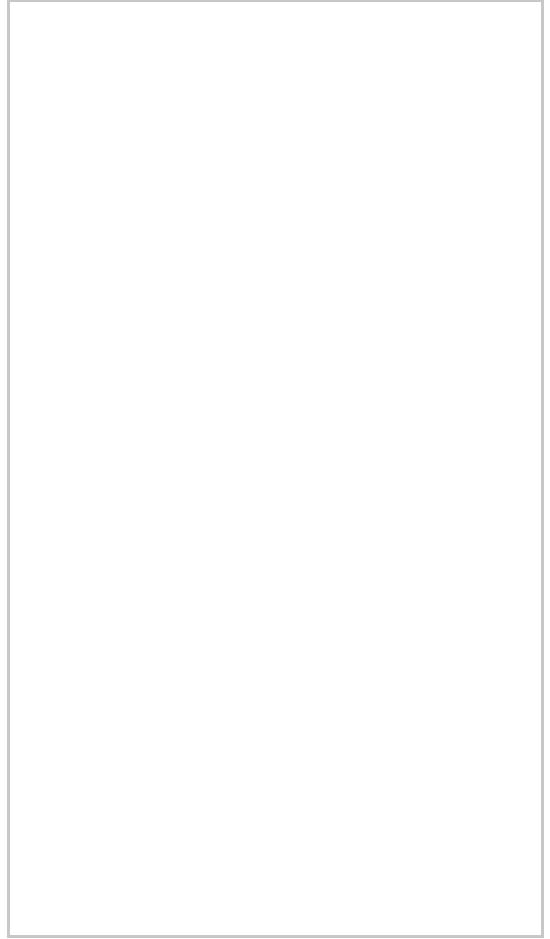
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Area Map



Floor Plans



Energy Efficiency Graph