





# A RAISED GROUND & 1ST FLOOR DUPLEX WITH ROOF TERRACE

A meticulously well-presented RAISED GROUND & 1st FLOOR duplex apartment with ROOF TERRACE. This THREE BEDROOM property offers the ultimate entertaining living space & glamorous interior decoration.

Boasting a superb southerly facing roof terrace, close to 400 sq ft in size, 1530 sq ft of well-balanced accommodation, this is an extremely rare find.

Seldom are they offered to the market on this pristine private road. Within a short walk of Primrose Hill and quietly tucked away behind a row of mature trees on this esteemed private road, you arrive at this apartment on Chalcot Gardens.

Unusually, to be sold with the benefit of a private car parking space outside the building in addition to the local resident permit parking scheme. The building entrance is set back from the private road with well maintained front garden elegantly paved and select planting. Superbly appointed interconnecting principal entertaining rooms, both with a serenely green outlook, privately secluded amongst mature trees, so as to enjoy nature at its finest; the 20'1 x 14'9 expansive reception with bay window, 3.47 m ceiling height and feature fireplace; or the thoughtfully designed chefs kitchen with central seating island for hosting; and separately from that an intimate dining room for soirees, with French doors to the fantastic roof terrace boasting close to 400 sq ft, really packing in the wow factor. To the first floor via the fantastically well designed staircase are three bedrooms with ample storage and two luxurious bathrooms, all in keeping with this beautifully styled property; a master bedroom suite to the rear with great green views, extensive storage and connecting 5-piece bathroom; with a further two bedrooms.

Declaration of Interest: the director of White Estates has an interest in this property.







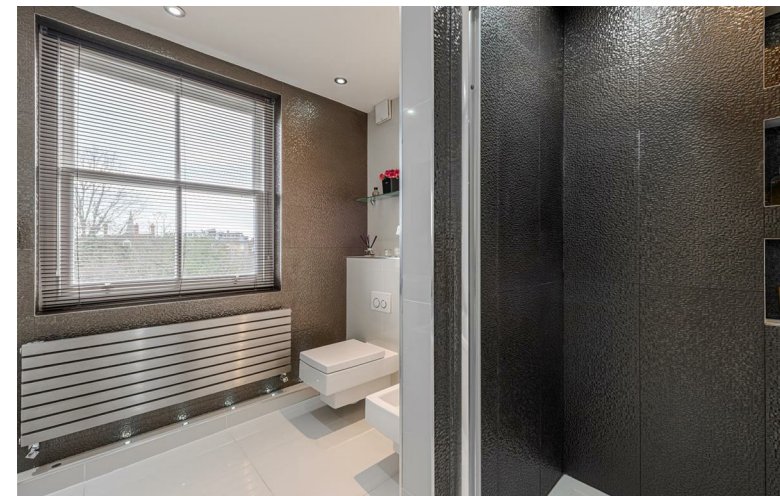
## ACCOMMODATION

Accommodation:

Reception Room, Huge Kitchen, Dining Room, Cloakroom, 3 Bedrooms, (2 doubles, one single/office) Ensuite bathroom, with shower, family bathroom. Terrace,

## LOCATION

It is located in a private road in this beautiful and most esteemed pocket bordering Primrose Hill; within easy reach of the City and the West End via Belsize Park Underground (Northern Line) and Swiss Cottage (Jubilee Line), benefitting from excellent local facilities, schools, amenities and the glorious wide open green spaces of Primrose Hill, Regents Park and Hampstead Heath. Viewing of this outstanding property is thoroughly recommended.







ENJOY THE SPECTACULAR VERDANT VIEWS FROM THE TERRACE

PROPERTY INFORMATION

**Property Type:** Flat/Apartment

**Construction Materials:** Brick

**Utilities:**

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** See Ofcom Website Mobile Coverage Checker

**Broadband speed:** See Ofcom Website Broadband Checker

**Parking Arrangements:** Private Parking

Terms

**Price:** £2,950,000

**Tenure:** Leasehold - Share of Freehold

**Lease:** 990 years approx tbc

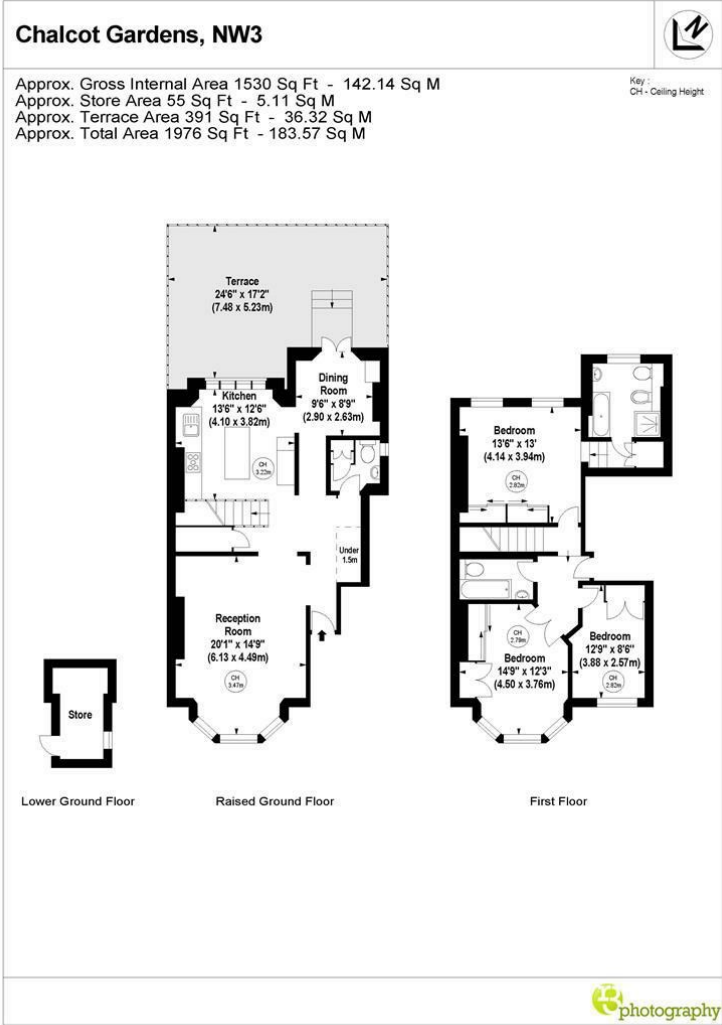
**Service Charge:** £4620 ?Year 2024?.

**Ground Rent:** n/a

**Ground Rent Review Period:** n/a

**Local Authority:** London Borough of Camden

**Council Tax Band:** G



FEATURES

- RAISED GROUND & 1st FLOOR duplex apartment with ROOF TERRACE
- Private Parking Space in Front of House
- Within a short walk of Primrose Hill and quietly tucked away behind a row of mature trees on this esteemed private road, you arrive at this apartment on Chalcot Gardens.
- Interconnecting principal entertaining rooms, both with a serenely green outlook, privately secluded amongst mature trees, so as to enjoy nature at its finest
- 20'1 x 14'9 expansive reception with bay window, 3.47 m ceiling height and feature fireplace
- thoughtfully designed chefs kitchen with central seating island for hosting and separately from that an intimate dining room for soirees, with French doors to the fantastic roof terrace boasting close to 400 sq ft, really packing in the wow factor



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