



Lampards

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# Chronicle Heights, Olive Road, London, NW2

£700,000

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## Penthouse with Direct Lift Access, Panoramic Views and Roof Terrace Overlooking Gladstone Park

Positioned on the top floor of a modern building constructed in 2016, this striking two-bedroom penthouse apartment offers a rare blend of privacy, scale and architectural individuality. Accessed directly via a private lift, the apartment opens into an expansive 8m by 4m reception room, with floor-to-ceiling glass drawing in natural light and delivering spectacular rooftop views.

The layout has been thoughtfully designed to maximise both indoor and outdoor living. A standout feature is the vast private roof terrace measuring approximately 9m by 4m, offering unobstructed views across the greenest stretches of Gladstone Park.

The principal bedroom includes built-in storage and a sleek ensuite, while the second bedroom sits adjacent to the main bathroom. Both rooms enjoy excellent light and a real sense of space thanks to the full-height glazing.

On the ground floor of the building is a library with a community café, ideal for weekend coffees or quiet work time.

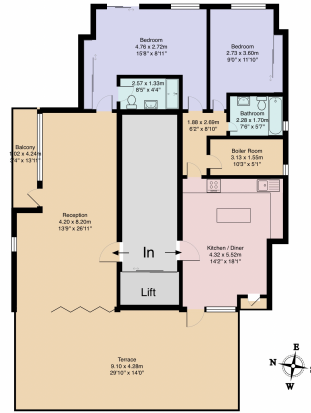
A unique property by every measure in terms of style, layout, and position.



## Lampards

Olive Road, NW2

Total area: 106.3 m<sup>2</sup> ... 1144 ft<sup>2</sup> (including balcony, terrace)



Penthouse

This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). Residential. The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.

- Private lift access directly into the apartment
- Offered Chain free
- Expansive 8m by 4m reception with floor-to-ceiling glass
- Two double bedrooms, including a principal with ensuite
- Unique architectural design and layout
- Exceptional 9m by 4m roof terrace with panoramic park views
- Top floor penthouse apartment built in 2016
- Additional private balcony offering near wraparound outlook
- Floor-to-ceiling glass throughout enhancing light and views
- On-site library with café on the ground floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

