



CHALCOT GARDENS  
LONDON, NW3

GRANT J BATES  
— PROPERTY —





# A volume-led duplex penthouse combining dramatic architecture, refined design and leafy views in one of NW3's most coveted streets

GJB

## Chalcot Gardens, London, NW3

### Freehold

- Double-Height Void
- Sculptural Staircase
- Crittall Glazing
- Neil Lerner Kitchen
- Brandt Cabinetry
- Bespoke Stone Bathrooms
- Cross-Sawn Flooring
- Garden Outlooks
- Penthouse Duplex
- Victorian Elegance

### Description

Set within a handsome Victorian building on one of NW3's most sought-after, tree-lined streets, this duplex penthouse occupies the upper floors of Chalcott Gardens, positioned between Primrose Hill and Belsize Park Village. Enjoying leafy garden views to the rear and held on a new 999-year lease with a share of freehold, the apartment extends to almost 1,600 sq ft and offers a strong sense of volume, light and architectural design.

The sense of space is immediate. The principal living level is arranged around a dramatic double-height void, with generous ceiling heights and natural light enhanced by AOV electric rooflights. A beautifully engineered staircase forms a sculptural centrepiece, combining solid timber treads, glass balustrading and clean architectural lines.

The reception, dining and kitchen space is conceived as a single refined volume, grounded by solid wood flooring and framed by aluminium Crittall-style doors. To the rear, large windows draw in green outlooks over surrounding gardens, reinforcing a calm, private atmosphere.

The kitchen, designed by Neil Lerner using Brandt cabinetry, features Siemens appliances, an integrated hot water tap and well-considered storage, balancing architectural presence with everyday practicality.

Bathrooms are finished in bespoke stone with a spa-like aesthetic, while bedrooms are well separated and fitted with bespoke wardrobes. A custom-designed office area, underfloor heating, air conditioning, video entry and bespoke joinery complete the apartment.

### Situation

Chalcott Gardens is widely regarded as one of NW3's premier addresses, moments from Primrose Hill, Belsize Park Village and excellent transport links. A genuinely rare penthouse offering in an outstanding location.

### Additional Information

**Local Authority:** London Borough of Camden

**Council Tax Band:** F

**EPC Rating:** C

### Grant J Bates

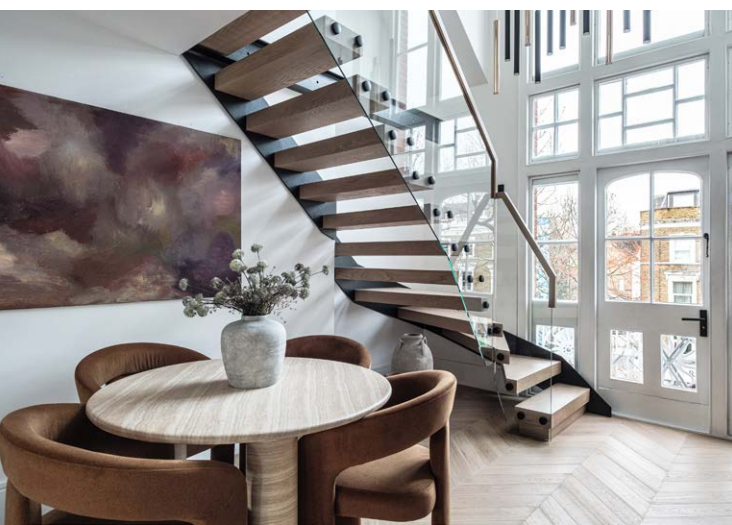
#### Director

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## Chalcot Gardens

Approximate Gross Internal Area = 149.8 sq m / 1612 sq ft (Excluding Atrium),

Gross External Area = 3.0 sq m / 32 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.