



# Adelaide Road

London, NW3

Asking Price £1,495,000

Offered chain free, a superb four bedroom, three bathroom garden duplex flat comprising 1,690 square feet, with the huge benefit of an allocated off street parking space in front of the property.

This wonderful apartment is presented in excellent condition throughout, and comprises a 44' x 21' living space to include a well fitted kitchen with island, dining area, a double reception room with direct access to the private 62' landscaped garden, principal bedroom suite with walk in wardrobe and bathroom with twin sinks, bath and shower, three further bedrooms and two further bathrooms.

The property is very well located just 0.2 miles from the open acres of Primrose Hill, 0.3 miles from Chalk Farm Underground (Northern Line) and 0.7 miles from Swiss Cottage Underground (Jubilee Line).

**CHESTERTONS**



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London, NW3

- Superb garden duplex flat
- Principal bedroom suite
- Three further bedrooms & two further bathrooms
- Spacious 22' x 21' living space
- 62' private garden & large garden shed
- Allocated off street parking space to front
- Share of freehold & long lease
- Video entry phone & alarm system
- 0.2 miles from Primrose Hill
- 0.3 miles from Chalk Farm Underground (Northern Line)
- 0.7 miles from Swiss Cottage Underground (Jubilee Line)



**Tenure:** Leasehold 987 years remaining.

**Service Charge:** £6,600 per annum.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** G

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (94-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            | 84      | 84                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

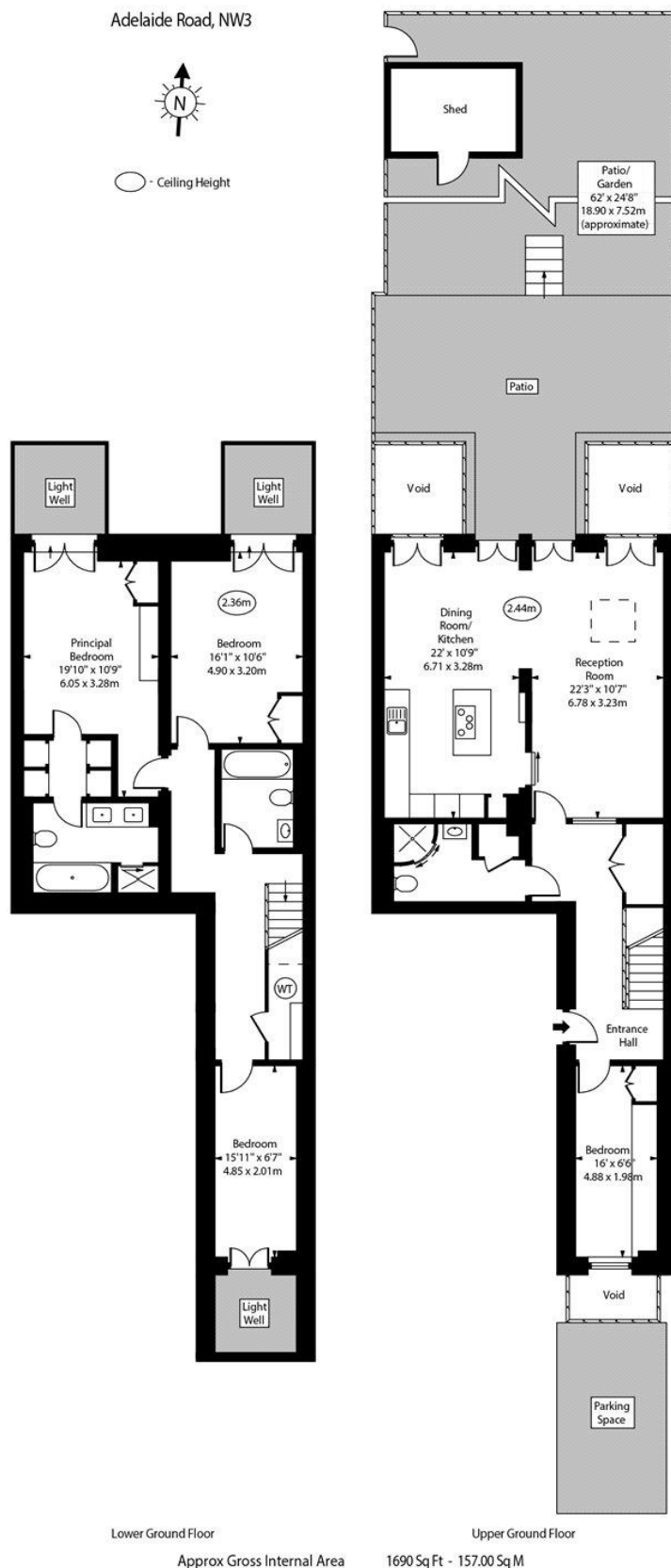
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