

# MATTHEW JAMES

Residential Sales • Lettings • Management



Gilden Crescent, Chalk Farm, NW5 4QA

**Asking Price £495,000**

A lovely first floor two double bedroom conversion comprising of a generous oak floored living room with both dining and lounge space opening to a fully fitted kitchen and offering a shower room and large private roof terrace. Located within a short walk of Chalk Farm tube station (Northern Line) and cosmopolitan Camden Town with its famous street market and canal walks. Close by are both the beautiful open spaces of Primrose Hill Park leading onto Regents Park and to the north Parliament Hill Fields with a lido, tennis courts, running track and weekend market leading directly onto Hampstead Heath. Offered for sale chain free with a 95 year lease.

## First Floor

### Entrance Hall

Wide hallway with fitted perimeter shelving and oak floor.

### Living Room



A large space with plenty of room for a lounge and dining area. Oak floor and double glazing with doors leading out onto a terrace. Open to.....

### Kitchen



Fitted kitchen with a good range of wall and base units finished in a matt cream colour with wood preparation surfaces. Appliances include an oven with four ring hob and overhead extractor canopy, dishwasher, washing machine and tall fridge freezer.

## Bedroom One



Built in wardrobes. Carpeted.

## Bedroom Two



Built in wardrobes. Carpeted.

## Shower Room/W.C.



Shower cubicle with overhead deluge rose and additional hand held shower, wash hand basin, wall mounted mirrored medicine cabinet and w.c.

## Roof Terrace



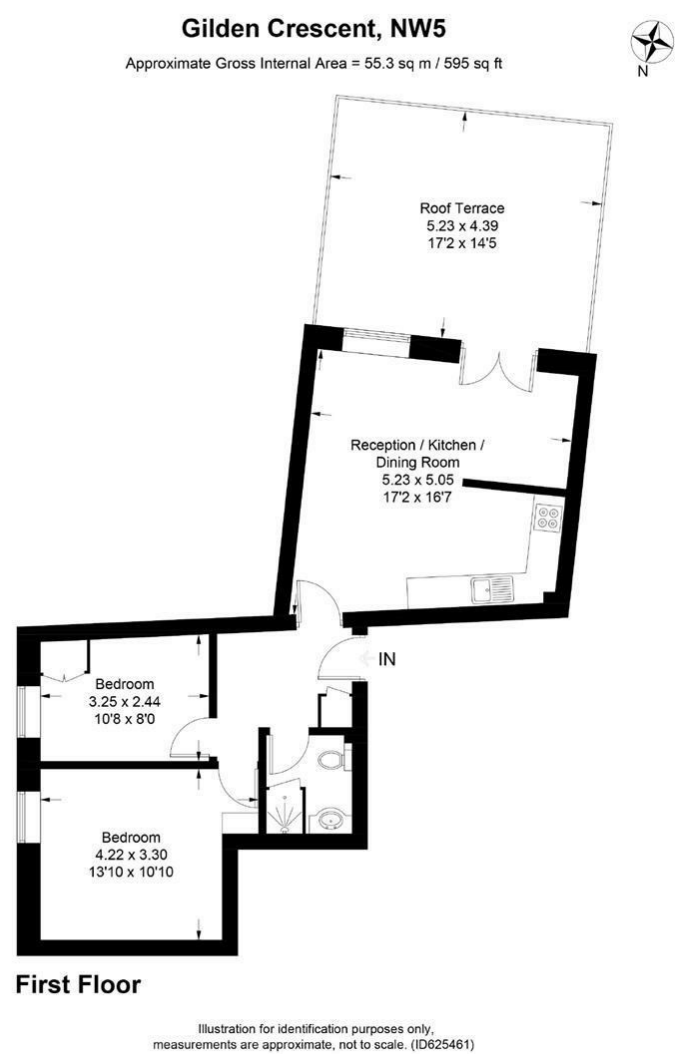
A large private roof terrace with ample space for table and bench seating.

## Additional Information

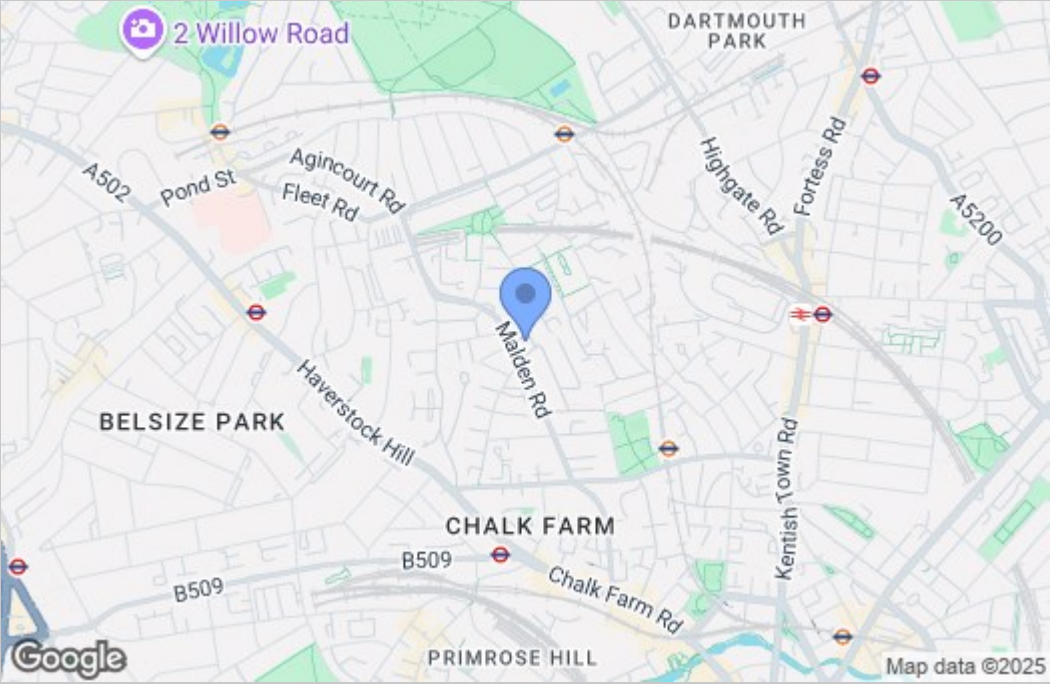


Camden Council Tax Band C  
Remaining Lease Length - 95 Years  
Service Charge - Circa £3100 per annum  
Ground Rent - £200 per annum, next review in 20 years

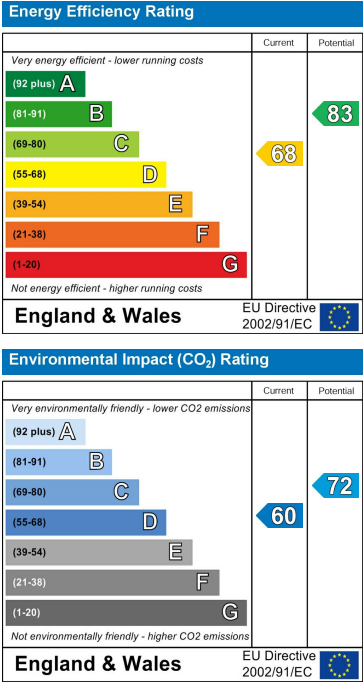
Floor Plan



Area Map



Energy Efficiency Graph



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