



Adelaide Road

London, NW3

Asking Price £1,325,000

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



Adelaide Road

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 986 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			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

NW3 1QH

hampstead@chestertons.co.uk

020 7794 3311

chestertons.co.uk

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○ - Ceiling Height



Lower Ground Floor

Upper Ground Floor

Approx Gross Internal Area 1690 Sq Ft - 157.00 Sq M

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