

WHITE ESTATES

CHALCOT GARDENS | LONDON NW3

A RAISED GROUND & 1ST FLOOR DUPLEX WITH ROOF TERRACE

AN EXCEPTIONAL THREE-BEDROOM DUPLEX APARTMENT WITH A SPECTACULAR SOUTH-FACING ROOF TERRACE OF APPROXIMATELY 391 SQ FT, PRIVATE OFF-STREET PARKING AND BEAUTIFULLY APPOINTED INTERIORS, SET ON AN EXCLUSIVE PRIVATE ROAD MOMENTS FROM PRIMROSE HILL.

Occupying the raised ground and first floors of an elegant Victorian building, this impressive home offers approximately 1,530 sq ft of beautifully balanced accommodation, combining magnificent period proportions with sophisticated contemporary design.

The outstanding reception room features a striking bay window, ornate period detailing, a feature fireplace and ceilings rising to approximately 3.47 metres. An exceptional kitchen with central island flows into a separate dining room, where French doors open directly onto the magnificent south-facing roof terrace — a wonderful private setting for entertaining, alfresco dining and relaxing amongst the surrounding greenery.

Upstairs, the principal bedroom enjoys attractive leafy views, extensive fitted wardrobes and a luxurious five-piece en-suite bathroom. A further double bedroom, third bedroom/study and family bathroom complete the accommodation.

Quietly positioned behind mature trees on one of the area's desirable private roads, the property benefits from its own off-street parking space, a beautifully maintained entrance and excellent access to Primrose Hill, Regent's Park and Hampstead Heath.

A RARE OPPORTUNITY TO ACQUIRE AN ELEGANT DUPLEX HOME WITH EXCEPTIONAL ENTERTAINING SPACE, A SUBSTANTIAL PRIVATE TERRACE AND OFF-STREET PARKING IN THIS HIGHLY SOUGHT-AFTER LOCATION.

Early viewing is strongly recommended. Contact White Estates on 020 7370 4343 to arrange a private appointment.

Declaration of Interest: A director of White Estates has an interest in this property.













ACCOMMODATION

Set within an elegant Victorian building on a highly desirable private road close to Primrose Hill, this beautifully presented three-bedroom duplex apartment offers an exceptional combination of grand period proportions, stylish contemporary interiors and outstanding outdoor entertaining space. Arranged across the raised ground and first floors, the property enjoys approximately 1,530 sq ft of internal accommodation, together with a magnificent south-facing roof terrace extending to approximately 391 sq ft and the valuable benefit of private off-street parking. The principal entertaining rooms enjoy attractive leafy outlooks, creating a wonderful sense of privacy and tranquillity in this sought-after North London setting.

LOCATION

Chalcot Gardens is a highly regarded private residential road, quietly positioned within easy reach of Primrose Hill and its celebrated village atmosphere, independent boutiques, cafés and restaurants. The beautiful open spaces of Primrose Hill, Regent's Park and Hampstead Heath are all readily accessible, while Belsize Park and Swiss Cottage Underground stations provide convenient connections to the West End, City and beyond. The combination of elegant period architecture, substantial private outdoor space, beautifully appointed interiors and dedicated off-street parking makes this a particularly appealing home in one of North London's most desirable residential neighbourhoods.









ENJOY THE SPECTACULAR VERDANT VIEWS FROM THE TERRACE

PROPERTY INFORMATION

Property Type: Flat/Apartment
Construction Materials: Brick
Utilities:
Electricity supply: Mains Supply
Water supply: Mains
Sewerage: Mains
Heating: Gas Mains
Broadband/ Internet connection: Fttc
Mobile Signal Coverage: See Ofcom Website Mobile Coverage Checker
Broadband speed: See Ofcom Website Broadband Checker
Parking Arrangements: Private Off Street Parking & Residents' Permit Parking

Terms

Guide Price: £2,695,000

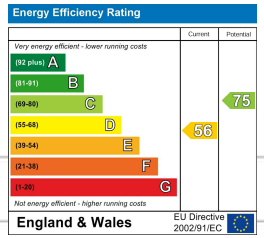
Tenure: Leasehold - Share of Freehold
Lease: 990 years approx tbc
Service Charge: £4620 ?Year 2024?.
Ground Rent: n/a
Ground Rent Review Period: n/a
Local Authority: London Borough of Camden
Council Tax Band: G

Chalcot Gardens, NW3

Approx. Gross Internal Area 1530 Sq Ft - 142.14 Sq M
Approx. Store Area 55 Sq Ft - 5.11 Sq M
Approx. Terrace Area 391 Sq Ft - 36.32 Sq M
Approx. Total Area 1976 Sq Ft - 183.57 Sq M

Key :
CH - Ceiling Height





photography

FEATURES

- Spectacular south-facing roof terrace of approximately 391 sq ft
- Private off-street parking space as well as Residents' Parking Permit
- Elegant raised ground and first-floor duplex apartment
- Approximately 1,530 sq ft of internal accommodation
- Three bedrooms and two bathrooms
- Magnificent reception with 3.47m ceilings and period fireplace
- Contemporary kitchen with central island and separate dining room
- Principal bedroom with luxurious five-piece en-suite
- Exclusive tree-lined private road close to Primrose Hill
- Share of freehold with approximately 990-year lease

WHITE ESTATES
0207 370 4343
www.whiteestates.com
sk@white-estates.co.uk
176 Old Brompton Road, London, SW5 0BA

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