



## Chalcot Gardens | London | NW3

Asking price £2,500,000 | Share of Freehold



**ADN**  
RESIDENTIAL

A striking duplex penthouse defined by dramatic volume and refined contemporary design, set within an elegant Victorian building on one of NW3's most desirable tree-lined streets.

Occupying the upper floors of a handsome period building on Chalcot Gardens, the apartment is ideally positioned between Primrose Hill and Belsize Park Village. Extending to over 1,600 sq ft and enjoying tranquil garden and London skyline views to the rear, the property is offered with a new 999-year lease and share of freehold.

The principal living level is arranged around a dramatic double-height void, creating an immediate sense of scale and architectural presence. Exceptional ceiling heights and abundant natural light are enhanced by AOV electric rooflights, while a beautifully engineered staircase with solid timber treads and glass balustrading rises through the centre of the space, forming a striking sculptural focal point.

The reception, dining and kitchen areas are designed as a single open-plan volume, ideal for both everyday living and entertaining. Solid wood flooring with a distinctive cross-sawn finish grounds the space, while aluminum Crittall-style doors reinforce the loft-inspired aesthetic. Large rear windows frame leafy garden views, bringing natural light and greenery into the home.

The kitchen, designed by Neil Lerner, is both elegant and highly functional, featuring Siemens appliances, an integrated boiling water tap and carefully considered storage.

Bathrooms are finished in bespoke stone, complemented by refined brassware and hotel-quality detailing. The bedrooms are well separated for privacy and include bespoke fitted wardrobes, alongside a thoughtfully integrated custom-designed office area.

Further benefits include underfloor heating and air conditioning throughout.

- 
- Two Double Bedrooms
  - 37" Reception Room
  - Study/Office
  - Double-Height Void
  - Air Conditioning
  - Two Bespoke Stone Bathrooms
  - Neil Lerner Kitchen
  - Balcony
  - Bespoke Cabinetry
  - Underfloor Heating
- 

Council Tax Band: F  
EPC: C







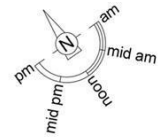




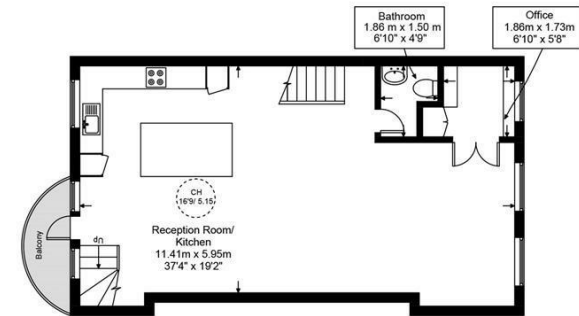
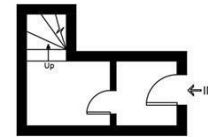
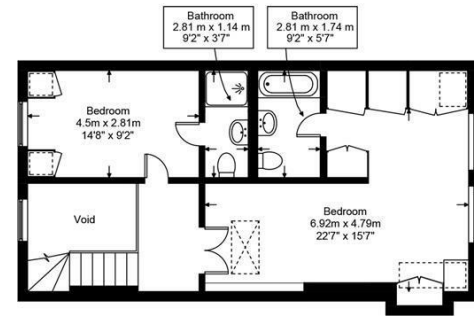
## Chalcot Gardens, NW3

Approximate Gross Internal Area = 1612 sq ft / 149.7 sq m  
(Including Restricted Height)

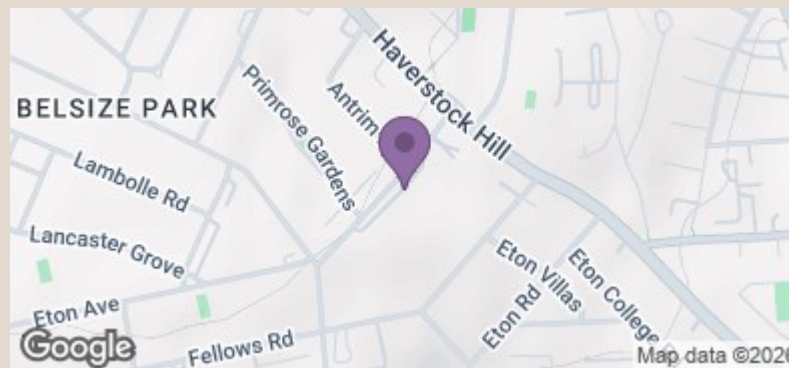
Restricted Height = 28.2 sq ft / 2.62 sq m



= Reduced headroom below 1.5m/ 5'0"



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155