



ULTRA ESTATES



For Sale

£1,650,000

Adelaide Road

- Split Level Aaprtment
- Allocated Off Street Parking
- Video Entry phone system
- Close to Local Amenities
- 3 Bathrooms
- Large Private Garden
- Large Reception Room
- Share of Freehold
- 4 Bedrooms

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Adelaide Road

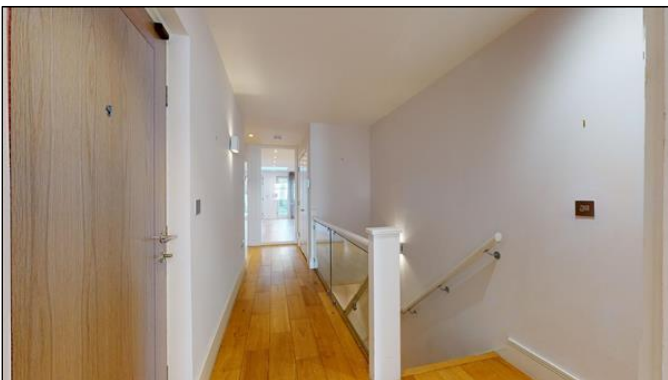
A stunning split-level apartment boasting a large private garden and allocated off-street parking, ideally located just a short stroll from the open green spaces of Primrose Hill Park.

Presented in excellent condition throughout, this superb home offers spacious and stylish living, featuring:

- A generous reception room with dedicated dining area, seamlessly opening onto a beautifully maintained garden
- A fully fitted, integrated kitchen with modern appliances
- Master bedroom with walk-in wardrobe and en suite bathroom
- Three further well-proportioned bedrooms
- Two additional bathrooms



Adelaide Road, Flat 2, 78

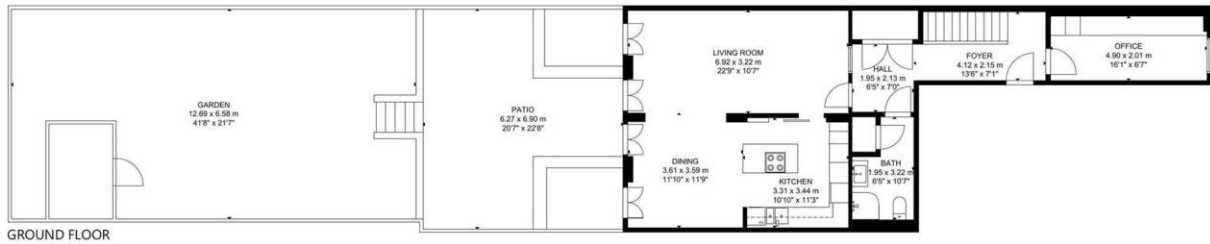


Adelaide Road, Flat 2, 78

Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	EU Directive 2002/91/EC	84	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



LOWER GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 163 m²/1,753 sq ft
 LOWER GROUND FLOOR: 83 m²/896 sq ft, GROUND FLOOR: 80 m²/857 sq ft
 EXCLUDED AREA: PATIO: 42 m²/453 sq ft, GARDEN: 84 m²/899 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.