



## ADELAIDE ROAD LONDON, NW3

£580,000  
LEASEHOLD

Located on the third floor of Dorney in Chalcots Estate, this practical and well-laid-out flat offers comfortable living in the highly sought after area of Primrose Hill.

Benefiting from a good sized living area with excellent views, a separate kitchen and three well-proportioned bedrooms as well as a full bathroom and separate W.C. There's also a large storage room, which could be converted into a further bathroom, or study, subject to the necessary consents.

With its generous layout and excellent location close to the cafés, shops, and transport links of Primrose hill, this is a well-proportioned home that suits a range of needs.

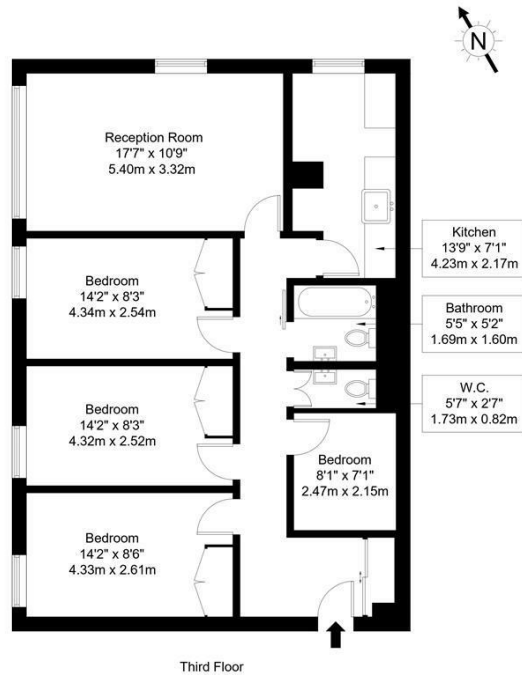
Close to Chalk Farm and Swiss Cottage tube stations and numerous bus links.

Enquire promptly to avoid disappointment.

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# Belsize Park, NW3 5BE

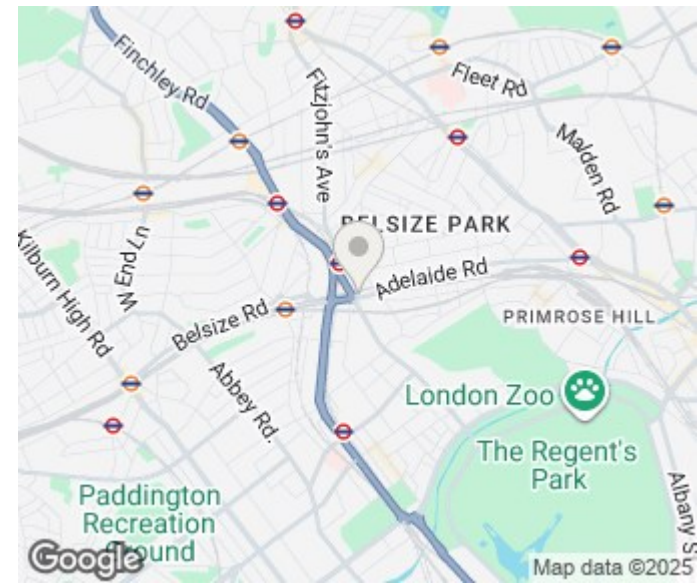
Approx Gross Internal Area = 88.89 sq m / 957 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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