



Mutton Place

London, NW1

Asking Price £725,000

Spanning an impressive 1,012 sq. ft, this bright and versatile three/four-bedroom split-level maisonette is immaculately clean and presented in a ready to move into condition throughout.

Arranged over two spacious floors, the property offers a wonderful contemporary layout ideal for growing families, professionals, or investors alike.

The accommodation comprises a spacious reception room and a separate modern eat-in kitchen. The property offers three generous double bedrooms, a dedicated fourth single bedroom perfectly suited as a home office or nursery, a modern family bathroom and downstairs cloak room. Freshly styled with crisp white decor throughout, the property further benefits from high-quality internal fitted shutters to all windows and the patio door. Private front and rear patio gardens provide exceptional, rare outdoor space.

The annual service charge conveniently includes communal heating and hot water.

CHESTERTONS



Mutton Place

London, NW1

- Immaculately Clean & Ready to Move Into Condition
- 3/4 Bedroom Split-Level Maisonette (1,012 Sq. Ft)
- Modern Eat-In Kitchen
- High-Quality Internal Fitted Window Shutters Throughout
- Private Front & Rear Patio Gardens
- Heating & Hot Water Included in Service Charge
- Premier Catchment: Camden School for Girls, Holy Trinity, & St Silas
- Outstanding Transport: Close to Chalk Farm (TNL) & Kentish Town West (Overground)
- Chain Free



The property is very well located to take advantage of the excellent amenities of Chalk Farm, Kentish Town, Belsize Park and Camden. In the catchment area for Camden School for Girls, Holy Trinity and St Silas primary school. Chalk Farm underground is in close proximity as is Kentish Town West overground.

Tenure: Leasehold (88 years 7 months remaining)
Service Charge: £3759 (Includes Heating & Hot Water)
Ground Rent: £10 p.a
Local Authority: Camden
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

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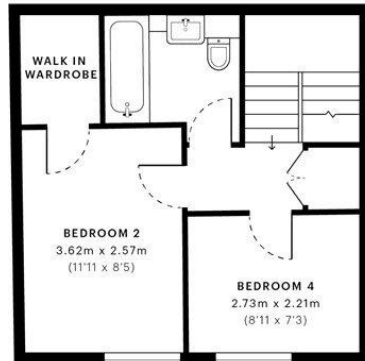


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CAPTURE DATE 15/08/2022 LASER SCAN POINTS 66,441,538

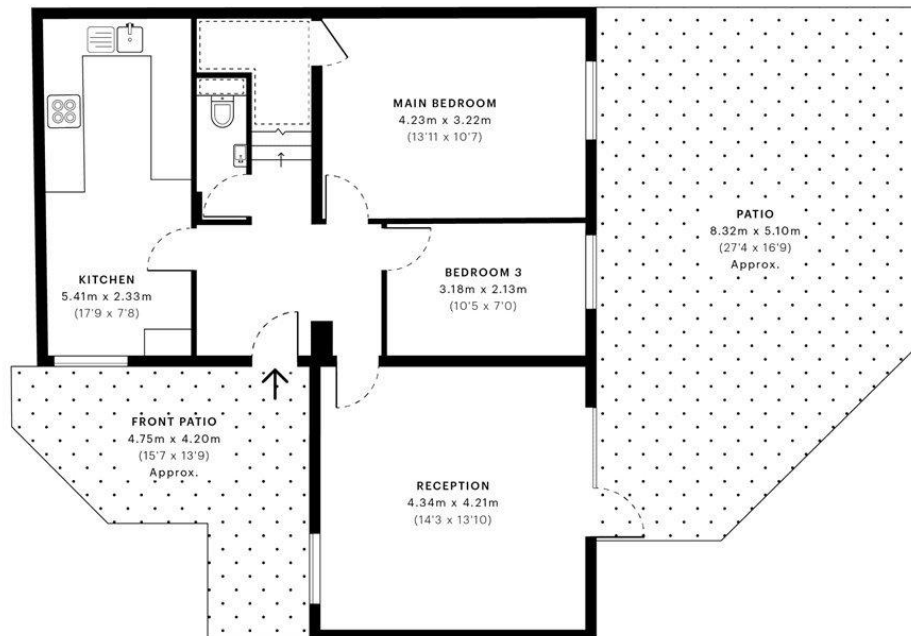
GROSS INTERNAL AREA

94.60 sqm / 1018.27 sqft



WALK IN WARDROBE
1.74m x 1.27m
(5'9" x 4'2")

— First Floor



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
94.60 sqm / 1018.27 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
86.57 sqm / 931.83 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
2.72 sqm / 29.28 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 90.90 sqm / 978.44 sqft
IPMS 3C RESIDENTIAL 86.61 sqm / 932.26 sqft

SPEC ID 62f13d6a7a3680e2ec97a35

