

Chalcot Road | London | NW1

Asking price £1,300,000 | Share of Freehold

2 2 1

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An exceptional split-level apartment arranged over the first, second, and third floors of an elegant Victorian period building, enviably positioned on sought-after Chalcot Road in the heart of Primrose Hill. This highly desirable location offers immediate access to the village atmosphere, independent boutiques, acclaimed cafés, and green open spaces of Primrose Hill, while also being within a short stroll of Chalk Farm Underground Station (Northern Line). Camden Town, Regent's Park, and Swiss Cottage (Jubilee Line) are all easily accessible, making this an ideal home for both convenience and lifestyle.

Beautifully configured to maximise both space and natural light, the property provides well-balanced accommodation throughout and enjoys a bright, airy ambience rarely found in comparable homes. The apartment features two generously proportioned double bedrooms, each benefiting from excellent built-in storage and thoughtfully designed layouts. The principal bathroom is spacious and well-appointed, complemented by an additional contemporary shower room, offering practicality and flexibility for modern living.

The heart of the home is an impressive open-plan reception room, perfectly designed for entertaining and everyday living. This superb space incorporates a stylish fully fitted kitchen with ample cabinetry and integrated appliances, alongside a dedicated dining area and comfortable seating space. Large windows enhance the sense of volume and draw in an abundance of natural light, creating a warm and inviting atmosphere throughout the day.

Further enhancing the appeal of this outstanding property is a private south-facing terrace, providing an ideal setting for al fresco dining, morning coffee, or relaxing in the sun. To the rear, attractive open views add to the feeling of privacy and tranquillity.

Tenure: Share of Freehold
Annual Service Charge: £1,000 Per Annum

- Open Plan Kitchen/Reception Room
- Two Double Bedrooms
- Double Glazed Windows
- Split Level
- South Facing Terrace
- 2 Bathrooms
- Prime Location
- Permit Parking

Council Tax Band: D
EPC:







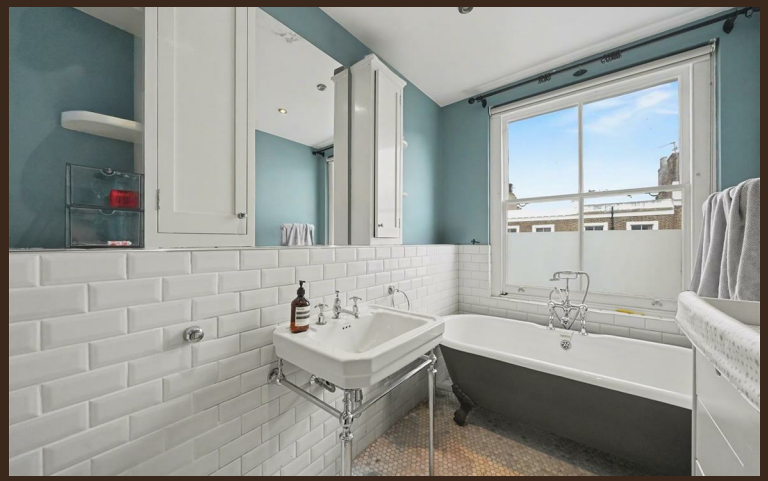














Chalcot Road, NW1

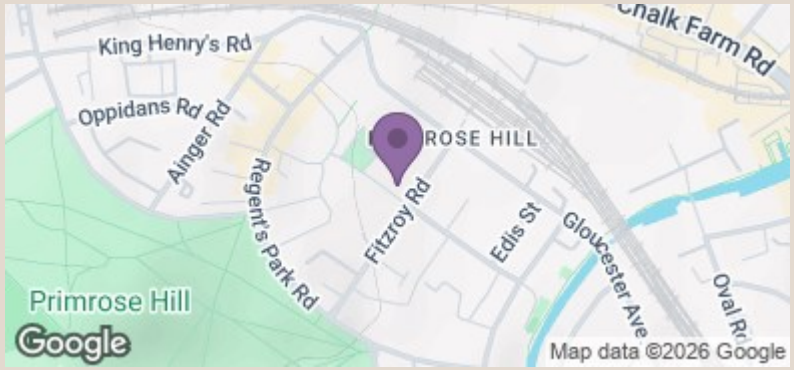
Approximate Gross Internal Area = 889 sq ft / 82.6 sq m

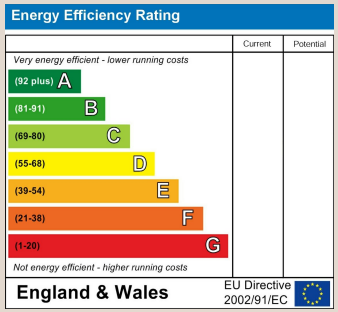


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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor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

RICS Certified Property Measurer





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