



A bright and airy top floor period conversion with generous room sizes throughout

Crogsland Road, Chalk Farm, London, NW1

Guide price £550,000 Leasehold

savills

Period conversion • Wood flooring
• Eat in kitchen • Top Floor • Bright and airy

About this property

A bright and spacious two double bedroom period conversion situated on the top floor of an attractive Victorian conversion, with impressive views across the roof tops of Central & West London. Features include a spacious reception, a separate eat in kitchen and a family bathroom.

Local Information

Crogsland Road is approximately 440 ft from Chalk Farm Underground station (Northern Line) as well as multiple bus routes. The wide open spaces of Primrose Hill park are approximately 0.8 miles away and the fashionable shops, restaurants and coffee shops on Regents Park Road are conveniently located approximately 0.2 miles away. There are also multiple shops and restaurants on Haverstock Hill which is approximately 0.2 miles away.

Tenure

Leasehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office.

Telephone: +44 (0) 20 3428 2900.



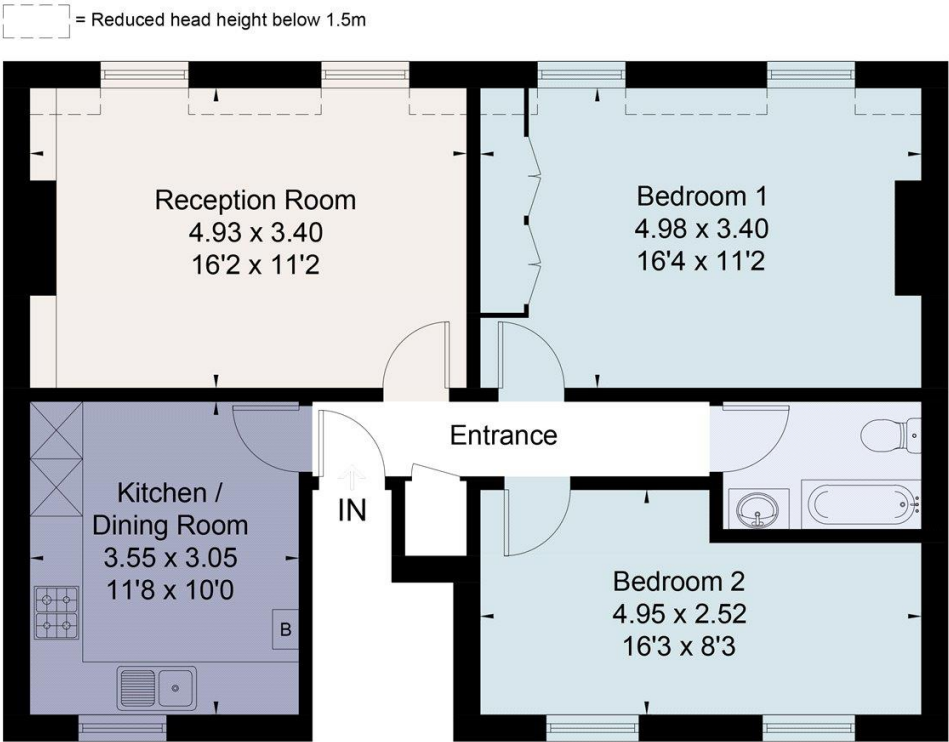


Crogsland Road, Chalk Farm, London, NW1
Gross Internal Area 720 sq ft, 66.9 m²

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Approximate Area = 66.9 sq m / 720 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)
For identification only. Not to scale.
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) 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 | | |
| | 71 | 73 |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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