



A charming two bedroom garden apartment located on the prestigious Chalcot Square.

Chalcot Square, Primrose Hill, London, NW1

£1,150,000 Share of Freehold

savills

**Charming private garden • End of terrace •
Residents parking • Peaceful garden study •
Beautifully presented throughout**

About this property

Approached via a private leafy entrance is an elegant and stylish garden apartment occupying a prominent position on the sought after Chalcot Square in the heart of Primrose Hill village. The property offers a spacious reception room / dining room with a feature fireplace as well as access to a fully fitted kitchen. The principal bedroom leads on to a beautifully designed garden with an peaceful office at the end with electrical supply and Wi-Fi. There is a further bedroom as well as a bathroom and separate utility cupboard.

Local Information

Chalcot Square is located in the heart of Primrose Hill approximately 0.2 miles from Primrose Hill High Street which hosts an eclectic mix of bookshops, cafés and restaurants. Primrose Hill Park and Regent's Park are within walking distance. Excellent transport links service the area with Chalk Farm Station (Northern Line) (0.3 miles) and Swiss Cottage Station (Jubilee Line) (1.1 miles) being within easy commute.

Tenure

Share of Freehold (996 underlying leasehold years remaining)

Local Authority

Camden Council

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office. Telephone: +44 (0) 20 3428 2900.

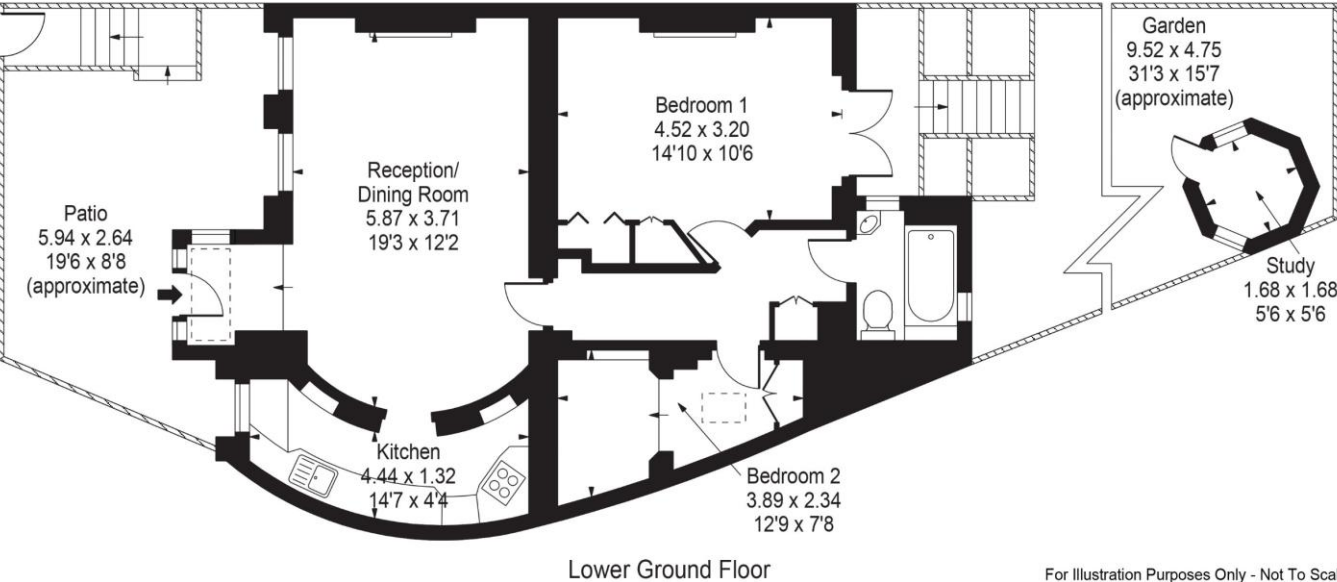




Chalcot Square, Primrose Hill, London, NW1
Gross Internal Area 768 sq ft, 71.3 m²

Chalcot Square

Gross Internal Area(Approx)
House = 71.35 Sq m / 768 Sq ft
Study = 1.95 Sq m / 21 Sq ft
Total = 73.30 Sq m / 789 Sq ft



For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210802AYPT

