



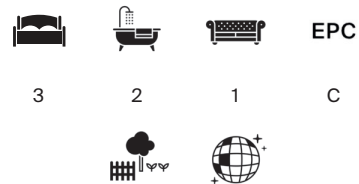
CHALCOT GARDENS

NW3



MODERN THREEBEDROOM HOME WITH LARGE PRIVATE GARDEN

A beautiful three bedroom garden flat in an imposing semi-detached
Victorian House.



Local Authority: London Borough of Camden

Council Tax band: E

Tenure: Leasehold with approximately 977 years remaining

Ground rent: £0

Service charge: £3,700 per annum*

Guide Price: £2,350,000



The property has been refurbished to a high standard and features include underfloor heating throughout and rako lighting system. The layout is well thought out, with three bedrooms offering good storage and two bathrooms. A semi-open plan kitchen leads into a generous reception room, where bi-fold doors open on to a south-facing private garden measuring approximately 95' x 27'.

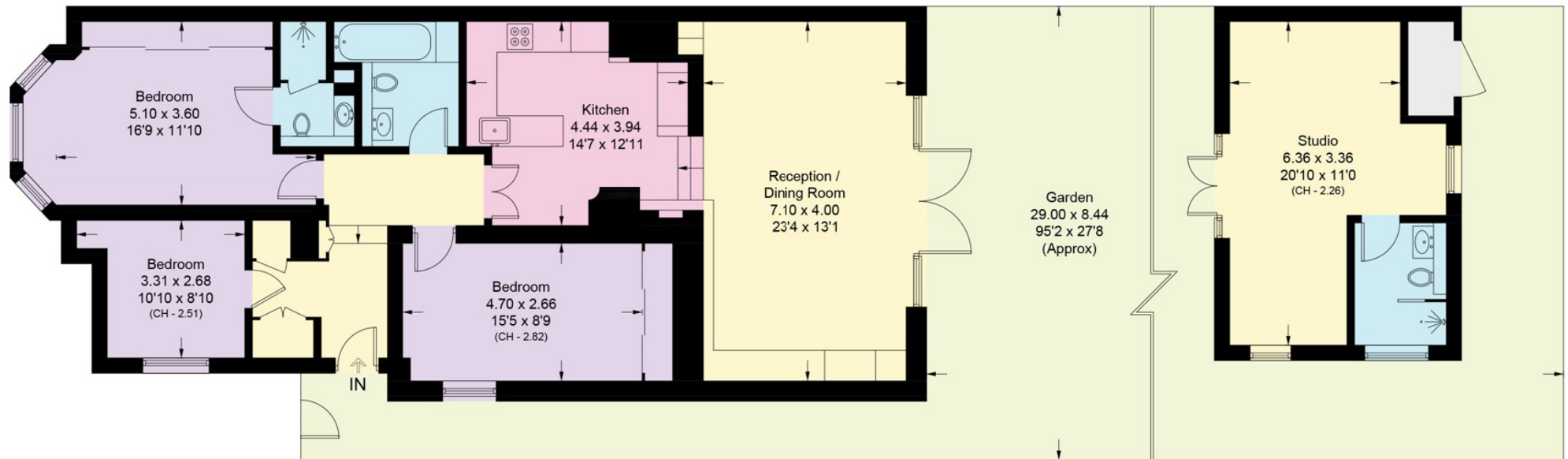
The garden also features a spacious and versatile outbuilding, currently set up as an additional bedroom with its own bathroom, making it ideal for guests or as a separate workspace.

*Please note that we have been unable to confirm the next review date for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.









Ground Floor

Approximate Gross Internal Area = 114 sq m / 1,227 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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