



Adelaide Road, London **NW3**

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A bright two bedroom 758 sq ft apartment set within a period house conveniently located between Chalk Farm and Primrose Hill. The building is offered in immaculate condition, having just undergone a full renovation programme.

This fantastic apartment located on the second floor has a good sized reception room perfect for entertaining and connects to a fully integrated kitchen, two double bedrooms and a family bathroom.



**Asking price:** £695,000

**Tenure:** Leasehold: approximately 119 years remaining

**Service charge:** £2,361 per annum, please note we have been unable to confirm the service charge and ground rent review periods. You should ensure you make your own enquiries

**Ground rent:** £350 per annum

**Local authority:** London Borough of Camden

**Council tax band:** E







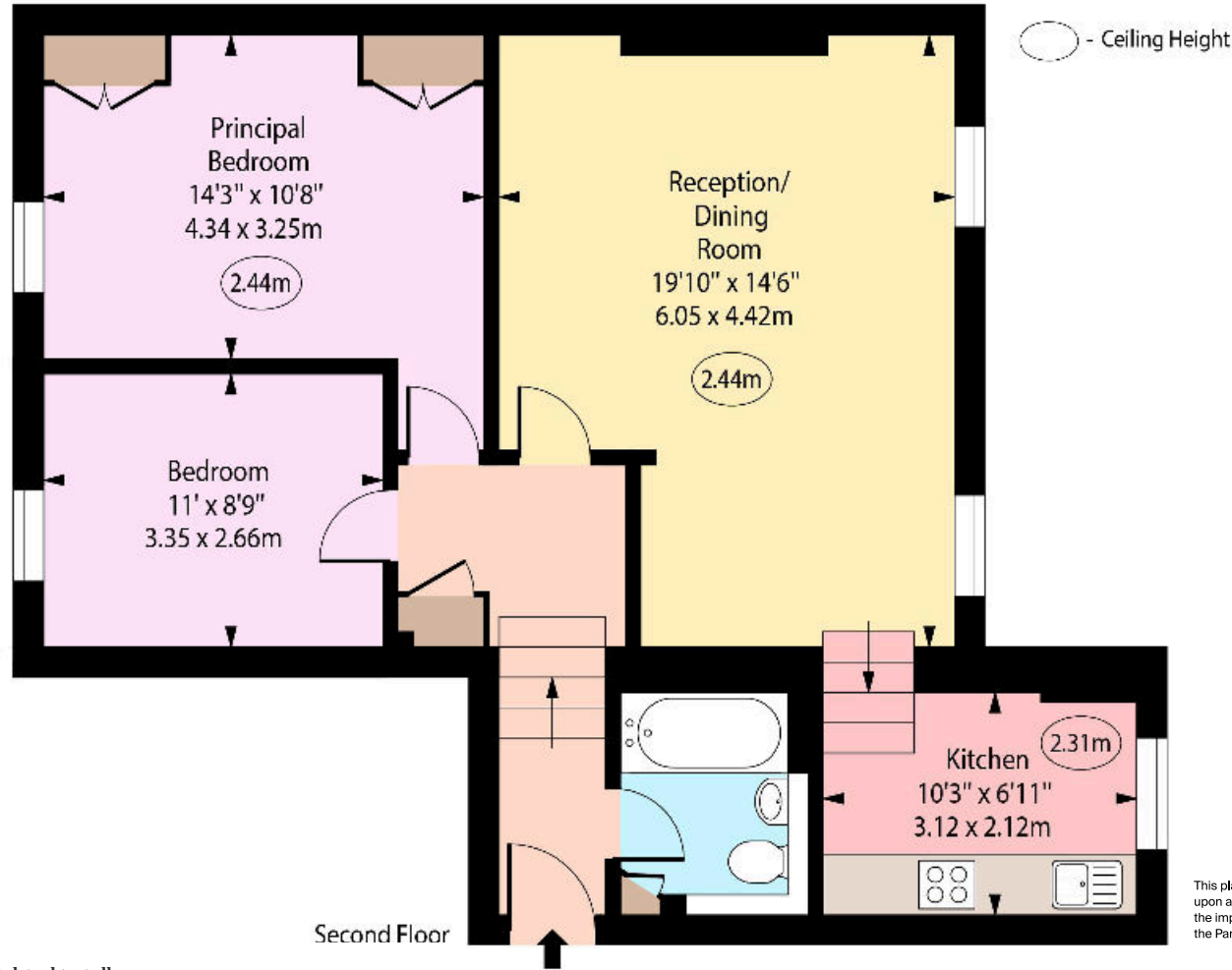
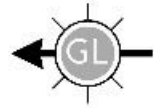


Adelaide Road is 0.2 miles to Chalk Farm Underground Station (Northern Line) and walking distance to the amenities in Primrose Hill, Camden and Belsize Park.



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Approx Gross Internal Area 758 Sq Ft - 70.42 Sq M



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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