Jeremy Bass
Independent Estate Agents









Chalcot Road, Primrose Hill, NW1a

2 Bedroom | 2 Reception | 2 Bathroom | Garden

£1,500,000

Original features are retained including high ceilings, sash windows and fireplaces and a further benefit is a magnificent double aspect roof conversion which leads directly to a large sun terrace with excellent views as far as the Post Office Tower

Accommodation comprises: 2 bedrooms, 2 bathrooms, kitchen/breakfast room, reception room, studio room (roof conversion), & roof terrace.

GROUND FLOOR
Communal hallway shared with the ground floor flat, front door & staircase to:

FIRST FLOOR

Features

- Executor's Sale
- Modernisation Required
- Period Features retained
- Large Sunny Roof Terrace
- Outstanding Panoramic Views
- Primrose Hill Conservation Area

Bathroom
3-piece suite comprising tiled panelled bath, pedestal wash hand basin, low level W/C, medicine cabinet, sash window.

Landing
Door entrance phone system, high level storage cupboards.

Kitchen/Breakfast room
1 ½ bowl stainless steel sink unit with mixer tap and drainer board, range of wall & base cupboards, display shelves, electric cooker panel, tiled floor, sash window with views over rear gardens.

Reception room
Feature fireplace, display shelves, bookshelves, 2 full length sash windows with views over Chalcot Road.

SECOND FLOOR

Landing
Storage cupboard, plumbing for washing machine, sash window.

Bedroom 1
Wardrobe cupboard, large sash window with views over rear gardens.

Bathroom
3-piece white suite comprising: panelled bath, pedestal wash hand basin, low level W/C, window.

Bedroom 2
Fireplace, bookcase, sash window over Chalcot Road.

THIRD FLOOR

Studio Room
Magnificent double aspect room, fireplace, wood floor, wall light points, display shelves, storage cupboards, sink unit, French doors leading on to roof terrace.

Exterior
Roof terrace with excellent panoramic views