







Chalcot Square, Primrose Hill, NW1a

4 Bedroom | 2 Reception | 2 Bathroom | Garden

£5,850,000

Features

- Potential for Extension with Possibility of Installing a Lift
- Original Fireplaces and Plaster Mouldings
- Large Victorian Family House
- Self Contained 2 Bedroom Flat
- Roof Top Terrace with Far Reaching Views

GROUND FLOOR

Entrance

Front door with portico into entrance hall. Wood flooring. Stairs rising. Understairs cupboard.

Kitchen

To rear and extended to the side. Fully fitted with bespoke units and a large

central island. Window to rear over garden. Door with external steps to garden. Wood flooring. Open through to the Dining Room. Door to Utility Room.

Dining Room

To front with large window [SW] overlooking the square. Wood flooring. High ceiling with decorative plasterwork. Fireplace. Door to Utility room.

Bedroom 3

To rear with window overlooking garden.

Half Landing

Bathroom 2

To rear with window overlooking garden.

FIRST FLOOR

Reception Room

To front [SW] with 3 full height sash windows with shutters and access out to balcony. High ceiling with decorative plasterwork. Fireplace with marble surround.

Bedroom 4

To rear with window overlooking garden.

Half Landing

Tall window to rear overlooking small roof garden.

SECOND FLOOR

Bedroom 1

To front with three windows [SW] overlooking the square. Full wall of built in wardrobe cupboards with hanging space, drawers and shelved storage.

Bathroom 1

A large room with central bath, twin basins, enclosed shower stall and W.C.. Large airing cupboard. Window to rear over garden.

N.B. With development potential to the side of this room and the master bedroom, both could be bedrooms with en-suite bathrooms created in the developed space.

THIRD FLOOR

Landing. Built-in ladder stairs to attic bedroom.

Study/Bedroom

To rear with window giving far reaching views to Highgate. French doors out to side balcony [SE] built over the additional land at the side and offering superb views across the City to Canary Wharf.

- Walled Patio Garden

Roof Terrace

Bedroom 2

Large room to the front [SW] and currently open to the Study/Bedroom.

Attic Room

An attic room currently accessed by a ladder stairs with large window [SE] giving far reaching views of the City and Canary Wharf. Built-in cupboards, one housing a wash hand basin.

BASEMENT FLAT

Accessed via external stairs and providing reception room, kitchen, 2 bedrooms and bathroom. Access at the rear to the garden. N.B. The flat could be reintegrated into the main house accommodation if required, subject to the usual consents.

Garden

A wider the usual walled and paved patio garden planted with trees and shrubs.