



Adelaide Road | London | NW3

Asking price £800,000 | Leasehold

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ADN
RESIDENTIAL

A unique opportunity to purchase this wonderful 2 / 3 bedroom maisonette, measuring in the region of 1432sq ft, set within a stucco fronted period house in the heart of Chalk Farm.

The apartment benefits from its own entrance accessed on the raised ground floor which leads into a spacious entrance hallway. From this area there is a wonderful, period sweeping staircase that brings you onto the 1st floor where there are 2 bedrooms and a family bathroom. The sweeping staircase continues up to the 2nd floor which offers a spacious 19' reception room with views towards Primrose Hill and beyond, together with a 19' kitchen / dining room and a 3rd bedroom / office.

Additional accommodation is also available in the loft area which is currently used for storage.

The property offers flexible accommodation with the potential to reconfigure, whilst benefitting from wooden flooring, high ceilings on the 1st floor, large sash windows and period features.

Chalk Farm station is located less than 0.1 miles away, whilst the shops, boutiques and restaurants of Belsize Park are approximately 0.5 miles away. Additionally, the wonderfully vibrant and cosmopolitan area of Camden, is only a short distance away.

Tenure: Share Of Freehold
Lease: 987 Years Remaining
Annual Service Charge: £800 Per Annum

- Private Entrance
- Superb Location
- Wooden Flooring
- Period Features
- Share of Freehold

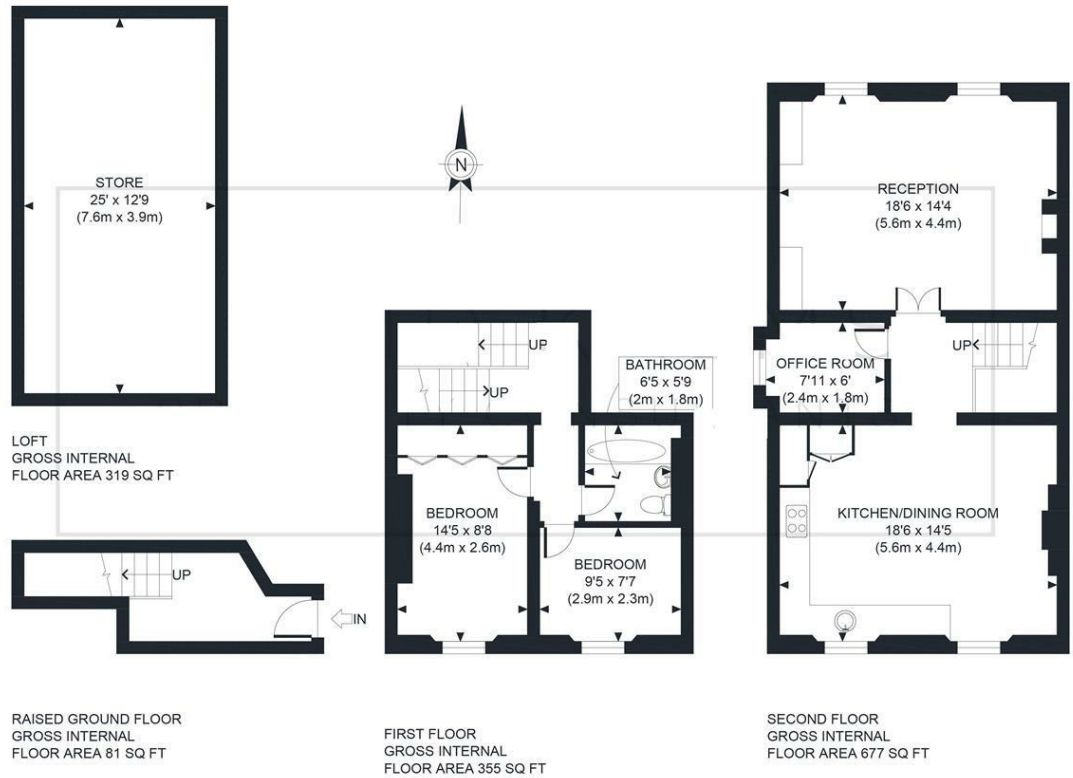
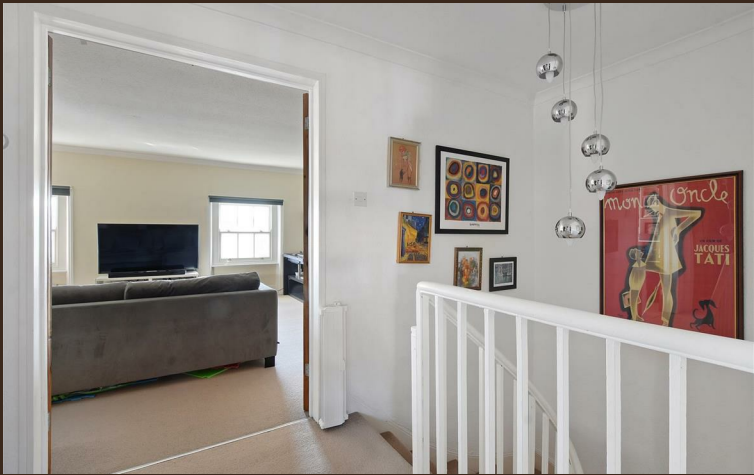
Council Tax Band: F
EPC: C



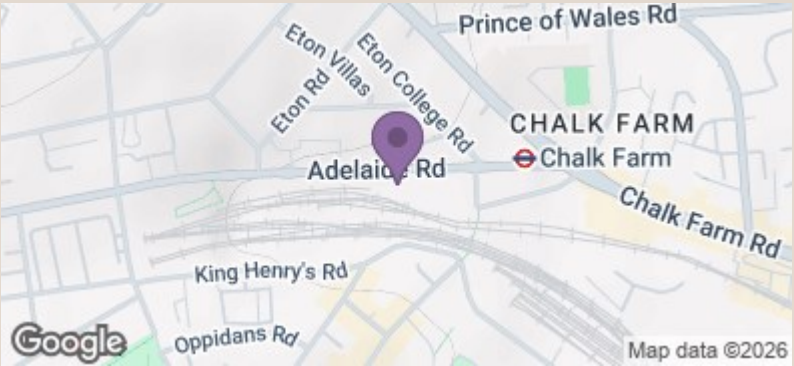








APPROX. GROSS INTERNAL FLOOR AREA 1432 SQ FT / 133 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Adelaide Road	date 28/03/25
photoplan	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
EU Directive 2002/91/EC		