



BESPOKE PROPERTY CONSULTANTS

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COVERING: PRIMROSE HILL BELSIZE PARK HAMPSTEAD KENTISH TOWN CAMDEN TOWN WEST HAMPSTEAD IBIZA CARCASSONNE



OIRO: £2,383 per month/£550 pw CHALCOT ROAD, PRIMROSE HILL, NW1

Stylish and immaculately finished apartment with private charming patio-garden located in the very heart of gorgeous Primrose Hill. With its own private entrance, 2 spacious double bedrooms (one with en-suite bathroom and shower), guest cloakroom and second shower room, excellent bedroom wardrobe storage, modern kitchen with dedicated dining area all of which opens onto a bright lounge area with French windows onto a bijoux private patio garden area. There is also more than ample private storage for bicycles, boxes, etc in the secure storage areas by the front door.

Fabulously located very close to the green open spaces of the Hill as well as the many cafes, restaurants, post office and eclectic shops of sought-after Primrose Hill village. For Tube users the apartment is within walking distance to Camden Town and Chalk Farm Underground stations on the Northern Line. Residents Parking Permit may be available. Available furnished or part-furnished.

AVAILABLE NOW * Furnished or part furnished * Spacious 2 bedroom and 2 bath/shower room apartment * Excellently and immaculately finished and decorated * New flooring throughout * Spacious and modern kitchen open-plan to dining area and living room * Living room with French windows onto private patio-garden * Contemporary bathrooms * Excellent storage throughout * Private patio-garden * Additional storage in the vaults * Ideally located for Primrose Hill and very close to the many shops, restaurants, cafes, Post Office and a short walk to Chalk Farm or Camden Town Tube stops on the Northern Line.



The elegant living room.



The spacious kitchen area / dining area.



Above is a view of the modern kitchen, dining area and living room.

Below, is the private patio-garden off the living room.





One of two double bedrooms. This one has an en-suite bathroom off it.



The spacious en-suite bathroom with wet-room style shower and partially sunken bath.



Main bedroom with wardrobe and door to en-suite bath and shower room.



The second double bedroom looking onto the private west-facing patio-garden.



The second shower room and guest cloakroom.



The charming and private patio-garden.

Chalcoot Road, NW1
Approx. Gross Internal Area *
721 Ft² - 66.98 M²
(Excluding Stores)



Ground Floor

Every effort has been made to ensure the accuracy of this floor plan. However, measurements are approximate and for illustrative purposes only. Measured in accordance with the BS5383 code of measuring practice. Not to scale. © Inside Photography Ltd. Tel: 07555 426 122 - 4267 262 2166 www.insidephoto.co.uk

To arrange **VIEWINGS** please telephone:

Telephone: 0844 443 5648

Email: jw@jonathanwestray.com

To arrange a FREE VALUATION / MARKET APPRAISAL OF YOUR OWN PROPERTY:

Telephone: 0844 443 5648 Email: valuation@jonathanwestray.com

We are members of:





The exterior showing the private entrance of the apartment.

Energy Performance Certificate below (for access to the full Certificate, kindly contact us):

Energy Performance Certificate

Basement Flat
42, Chaloot Road
LONDON
NW11 8LS

Dwelling type: Ground floor flat
Date of assessment: 16 March 2009
Date of certificate: 17 March 2009
Reference number: 0052-2895-6674-0291-7945
Total floor area: 63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C	80	82
(55-68) D		
(49-54) E		
(39-48) F		
(1-38) G		

See www.efficiencymap.org.uk for more information.

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
(10-15) A		
(16-20) B		
(21-25) C	79	80
(26-30) D		
(31-35) E		
(36-40) F		
(41-45) G		

See www.environmentalmap.org.uk for more information.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

NOTA BENE: This brochure is purely a general guide to the property and nothing contained herein either textually or visually is to be relied upon as fact. For all specific enquiries as to the property: such as dimensions, tenure and condition of the property, you should conduct your own enquiries and consult the owner, your lawyer, architect and/or surveyor.

Jonathan Westray Limited also trading as WESTRAY and WESTRAY & CO.
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