



## CHALCOT GARDENS

LONDON, NW3

£2,350,000  
SHARE OF FREEHOLD

A well-presented two-bedroom duplex penthouse offering spacious and practical accommodation arranged over two floors.

The property comprises two double bedrooms, a separate study, two bathrooms, a guest WC, and a bright reception room with ample space for both living and dining. The duplex layout provides a clear separation between living and sleeping areas, making it well suited to modern lifestyles and home working.

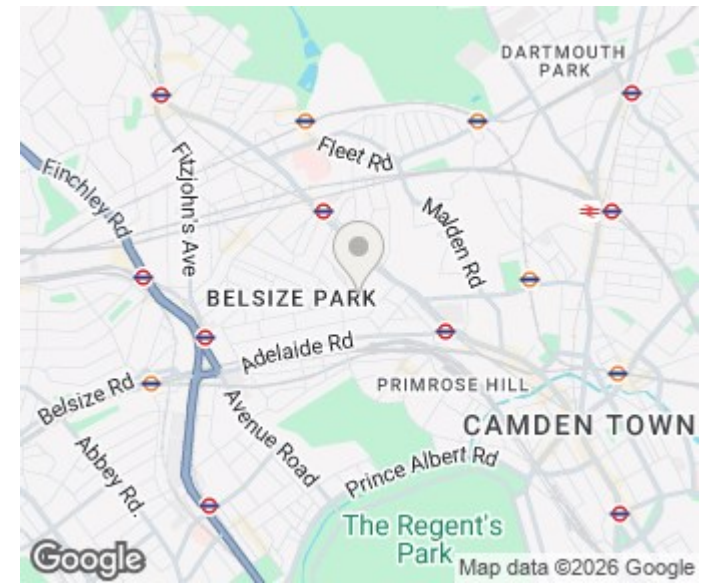
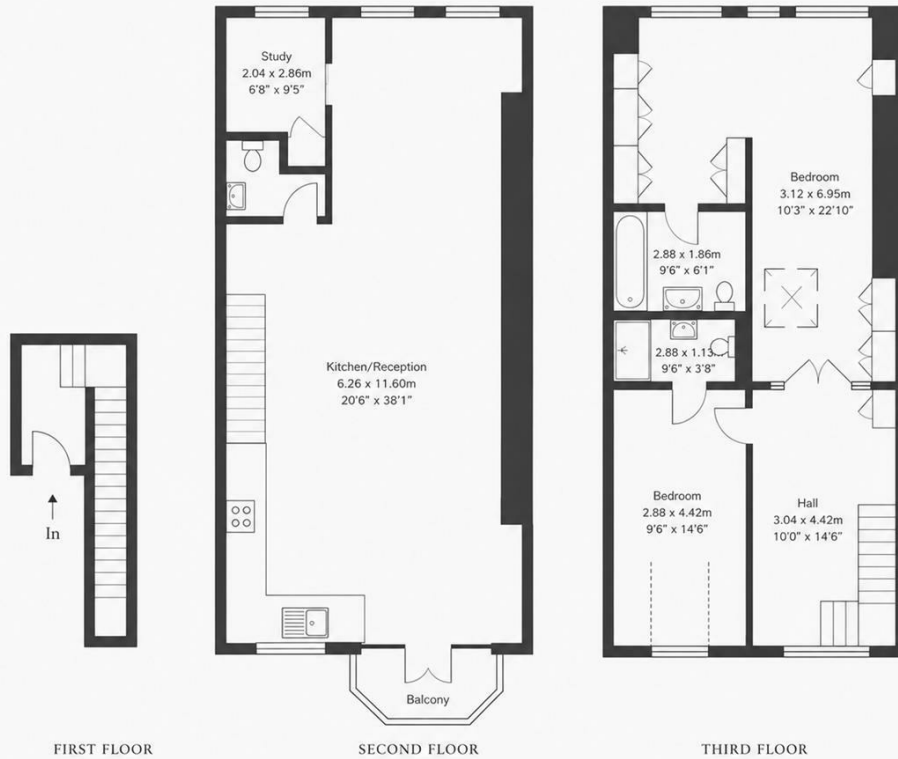
This penthouse benefits from excellent natural light and a sense of privacy in arguably one of Belsize Park's best addresses. Enquire promptly to avoid disappointment.

The property is being sold with a share of freehold and a new 999-year lease.

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Total Area: 149.8 m<sup>2</sup> ... 1612 ft<sup>2</sup> (excluding balcony)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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