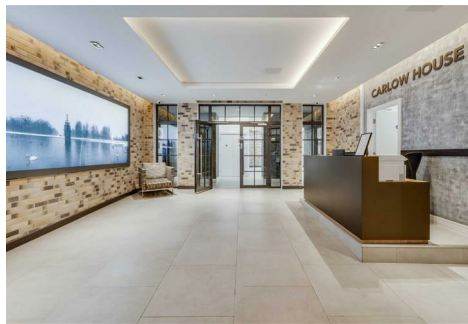


MATTHEW JAMES

Residential Sales • Lettings • Management



Carlow Road, Camden, NW1 7BS

Asking Price £500,000

Set behind an imposing building, which has been transformed from a former Edwardian warehouse into a striking example of 1930s Art Deco architecture; Carlow House provides 85 sensational suites one of which is this large studio apartment arranged around a magnificent four-storey atrium. A perfect example of luxury, loft-style living in a coveted NW1 location, the apartment boasts an outstanding interior with high specification fixtures and fittings throughout. Forming a visually striking spectacle of unique retained architecture, the opulent, four-storey atrium at Carlow House illuminates the building with an abundance of natural light. Created by award-winning international designer Rabih Hage, the grand centrepiece of this building is a vast, communal courtyard with a wonderful variety of charming plants, trees and walkways, and is London's largest winter garden.

Carlow House is situated in a desirable central NW1 location; placed within an eight minute walk of the largest single expanse of Royal Parkland in Central London Regent's Park, residents can appreciate the splendour of open parkland, canal side walks, immaculate gardens and the world-famous attractions at London Zoo moments from their front door. An array of shops, restaurants, bars and fine eateries can be found on neighbouring Camden High Street, Hampstead Road and Albany Street, meanwhile King's Cross Central, the largest urban redevelopment in Europe, sits just 900m from Carlow House in Camden. Daytime Concierge. Offered chain free. Lease 990 years remaining.

Reception Entrance

Video entryphone system with security key fob. Entrance lobby with day concierge (7am-7pm) and personal mailbox.

Central Atrium

This visually stunning central atrium is fully open to roof level flooding it with natural light with a large central planted bed and contemporary artwork. Lift and stair access to all floors.

Second Floor

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Apartment Entrance

Entry into the apartment is via a wide oak floored hallway with video entryphone system.

Living Room

This excellent space is divided into a dining area, lounge and a work station with large panel powder coated windows allowing plenty of natural light into this lovely space. Offering oak wood flooring, exposed brickwork, led lighting, brushed chrome light switches, socket outlets and media points, twin vertically mounted radiators and an air flow system. Open to.....

Kitchen

An excellent selection of wall and base storage units finished in matt grey and white with grey Korian work surface and tinted glazed splash back panel. Integrated Smeg appliances include a tall fridge freezer, dishwasher, washer/dryer, oven with four ring hob and eye line microwave oven.

Bedroom Area

Fitted wall to wall mirrored wardrobes, oak flooring, media points, airflow system, vertical wall mounted radiator.

Bathroom / W.C.

This luxury bathroom has a white suite comprising of a panel enclosed bath with overhead deluge shower rose with additional hand held shower attachment and screen, wash hand basin and low flush w.c. Additional benefits include thermostatic control underfloor heating, wall mounted mirrored medicine cabinet, twin wall mounted lighting and chrome heated towel rail. Finished in grey wall and floor tiling with white 'brick' tiling to bath surround.

Transport

Carlow House is conveniently situated around 3 minutes' walk from Mornington Crescent Tube station which offers direct Northern line services to key destinations including Euston, Tottenham Court Road and Charing Cross, enabling connections to London's entire Tube, mainline and DLR network.

5 Minutes - Mornington Crescent station Tottenham Court Road station

1 Minute - Tube Mornington Crescent station to Euston station

3 Minutes - Walk Carlow House to Mornington Crescent station

12 Minutes - Crossrail Tottenham Court Road station Canary Wharf station

Local Area

Located in the heart of one of London's most sought after postcodes, NW1, Carlow House occupies a central location a stone's throw from Camden High Street, Hampstead Road and Albany Street. Skirting the eastern side of Regent's Park, residents of Carlow House can walk to this beautiful Royal Park within a few minutes. For those wishing to take an extended stroll, then picturesque Primrose Hill is 20 minutes away on foot. As well as benefitting from close proximity to luscious green spaces, Carlow House residents can reach the shopping and entertainment hub that is the West End in just five minutes via the Tube.

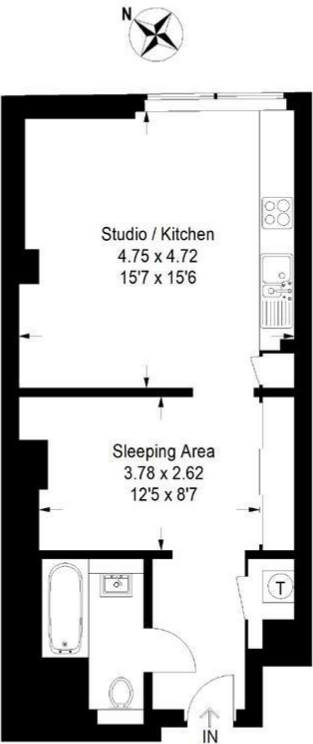
Additional Information

Leasehold - 990 Years Remaining
Service Charge - To Be Confirmed
Ground Rent - £400 Per Annum
Camden Council Tax Band C

Floor Plan

Carlow House, NW1

Approximate Gross Internal Area
47.9 sq m / 515 sq ft



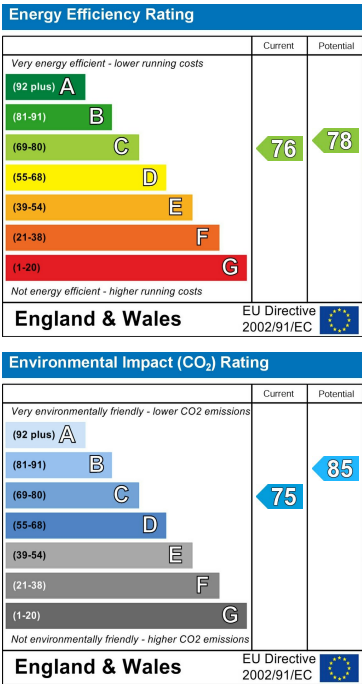
Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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