

MATTHEW JAMES

Residential Sales • Lettings • Management



Prince Of Wales Road, Chalk Farm, NW5 3PY

Asking Price £585,000

SOLE AGENT.

A quite stunning one bedroom garden level apartment forming part of a handsome terrace positioned just moments from the many high level independent stores and eateries of Belsize Park and Chalk Farm and with the famous open spaces of Primrose Hill and Hampstead Heath just a short stroll away.

The interior finishes to the apartment are superb, with quartz work tops, soft recessed lighting, engineered wood flooring with underfloor heating and double glazing throughout. Further benefits include a lovely south facing private patio garden to the rear and external bike store and general storage cupboard to the front.

This wonderful home is being sold with no upward chain and we would certainly recommend viewing.

LOWER GROUND FLOOR

ENTRANCE HALL

Coconut matting, engineered wood flooring, storage cupboard.

GUEST CLOAKROOM

Low flush WC, wash basin with mixer tap and fitted mirror above, fully tiled floor and walls, extractor fan.

RECEPTION ROOM



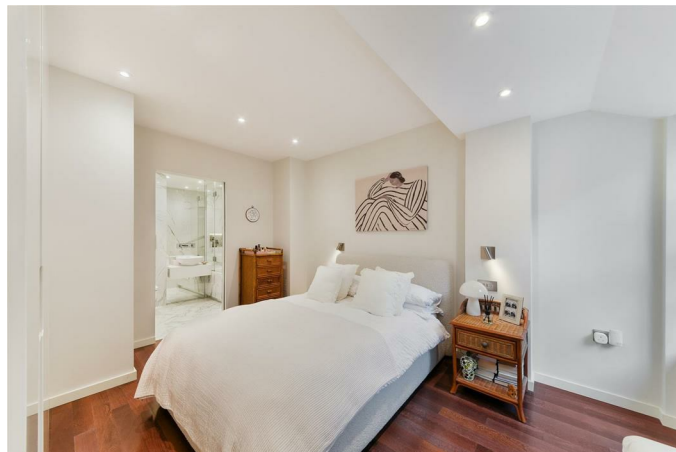
Engineered wood floor, bi-fold doors leading to private patio garden.

OPEN PLAN EAT-IN KITCHEN



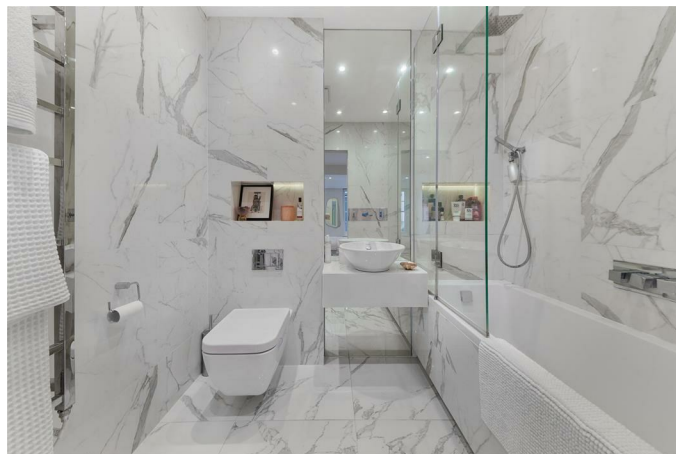
Range of modern wall and base units finished in high gloss white, quartz worktops, with inset stainless steel sink and drainer unit with mixer tap, integrated dishwasher, washer dryer and large fridge freezer. four ring gas hob with electric oven below and overhead extractor canopy. Inset spotlights, engineered wood floor. Ample space for a dining table.

DOUBLE BEDROOM



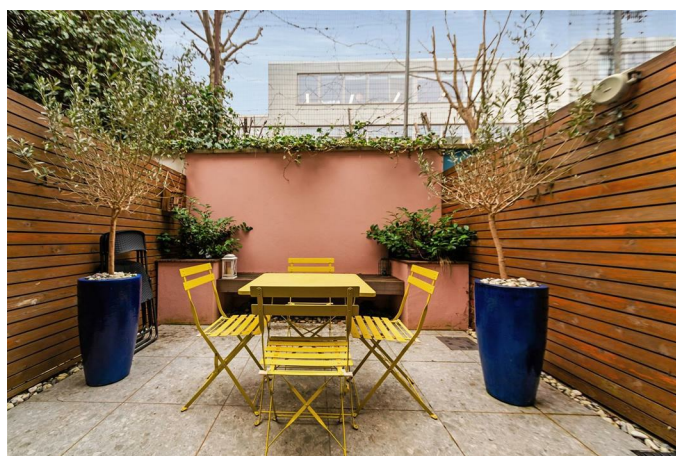
Engineered wood floor, inset spotlights, built-in high gloss white double wardrobe, double glazed sash windows to the front.

EN-SUITE BATHROOM



Tiled panelled bath with mixer tap, fixed overhead deluge shower head, hand held shower hose, wash basin with mixer tap and fitted mirror above, heated towel rail, extractor fan, low flush WC.

PATIO GARDEN



Accessed via bi-fold doors from the lounge, this private, south facing space is perfect for relaxing.

ADDITIONAL INFORMATION



Leashold 125 years from 29th September 2018
(120 years remaining)

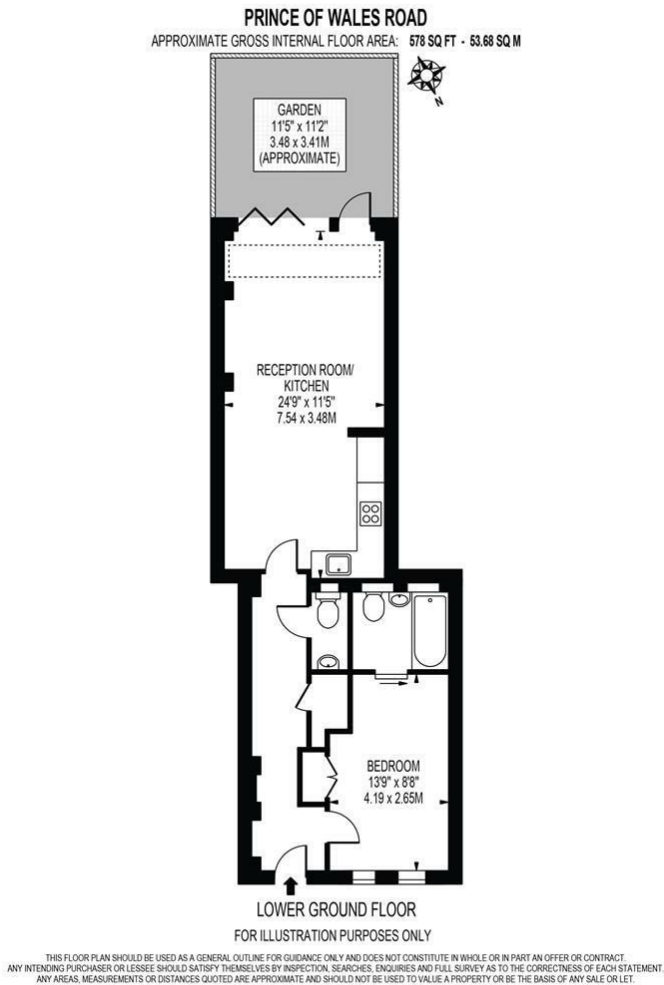
Ground Rent £350 per annum reviewed every 15
years

Service Charge for January 2023 to December
2023 £2,742.00

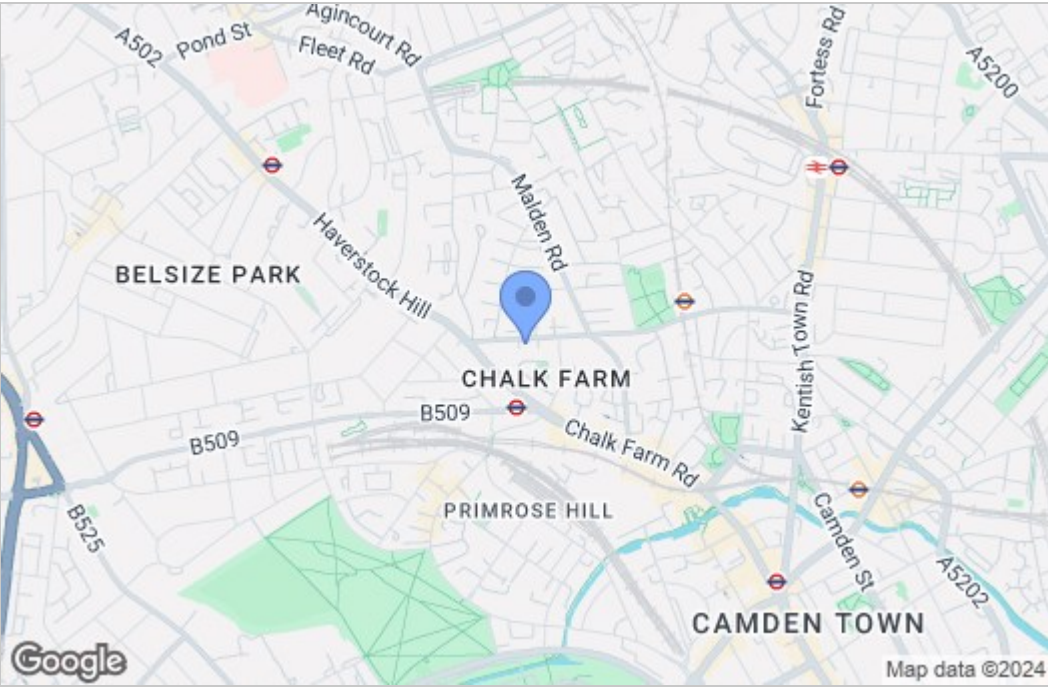
The two storage units to the left are for communal
bike storage, they are for use by this property and
the flats above. The unit to the right is for exclusive
use by this property and houses the boiler and there
is a small amount of room to store other items.

This property does not qualify for a parking permit
from Camden Council.

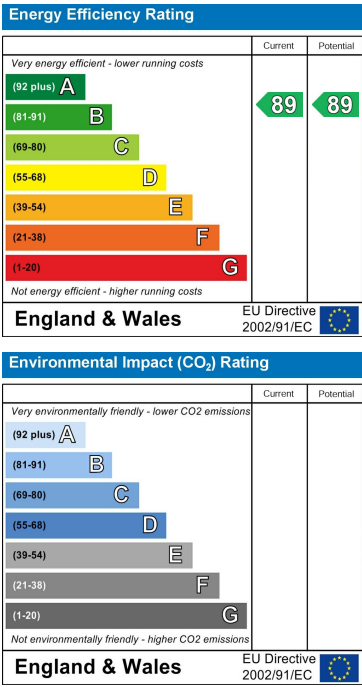
Floor Plan



Area Map



Energy Efficiency Graph



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