



CHALCOT GARDENS

BELSIZE PARK, NW3

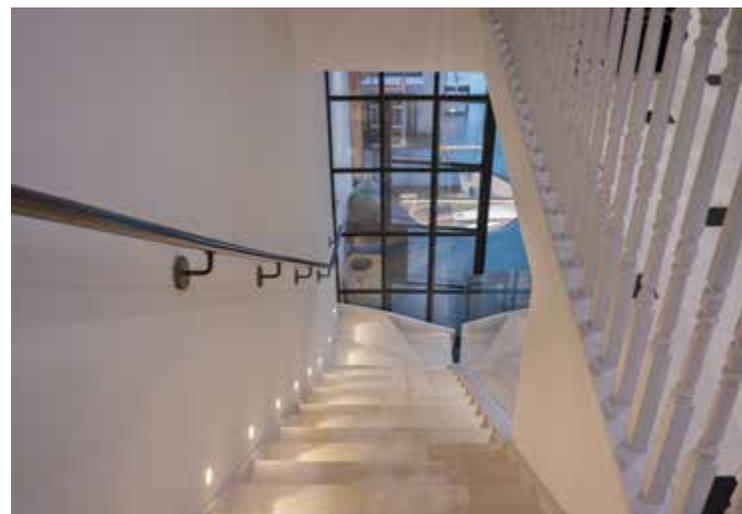


CHALCOT GARDENS

BELSIZE PARK, NW3

A fabulous and beautifully presented Victorian house with a wonderful 150' southerly garden, situated on a private road that is set back from England's Lane in prime Belsize Park.

The house was recently renovated to an exceptional standard and combines contemporary finishes with the original Victorian character including high ceilings and classic proportions throughout. This wonderful family house comprises around 4,900 sq ft of accommodation and is complemented by a professionally landscaped 150' southeast facing rear garden that leads to a detached garden studio, and private off-street parking to the front. In addition to the Master Suite (comprising a large ensuite bathroom, dressing room and a sauna), there are a further 3/4 generous bedrooms, a well-appointed kitchen & dining room leading to a balcony, a drawing room, an entertainment room opening up onto the garden, a spiral cellar, a laundry room and a self-contained one-bed studio flat.

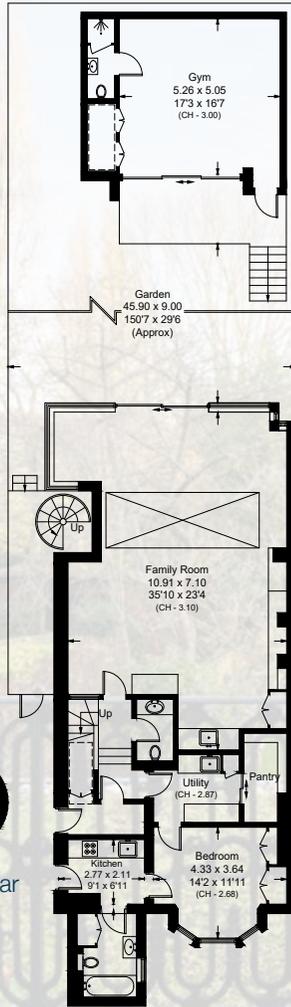


Chalcot Gardens is a highly sought-after address in a superb location between Belsize Park and Primrose Hill with an array of cafes and shops on England's Lane immediately to hand. The wonderful outdoor spaces of Hampstead Heath and Primrose Hill are close by, and there are excellent transport links with tube stations at Belsize Park, Chalk Farm (Northern Line), and Swiss Cottage (Jubilee Line) a short walk away.

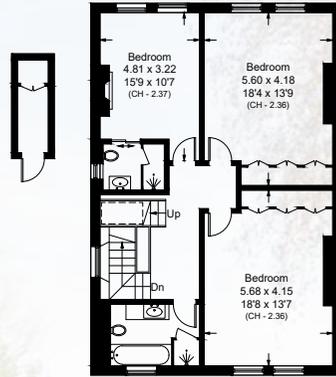




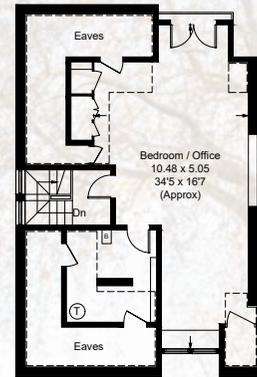
APPROXIMATE GROSS INTERNAL AREA
 458.4 SQ.M (4,934 SQ.FT)
 WINE CELLAR 4.5 SQ.M (48 SQ.FT)
 OUTBUILDINGS 35.1 SQ.M (378 SQ.FT)
 TOTAL 498.0 SQ.M (5,360 SQ.FT)
 INCLUDING LIMITED USE AREA (42.1 SQ.M / 453 SQ.FT) / EAVES



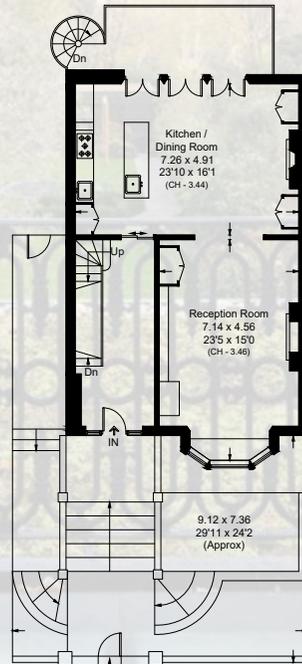
Lower Ground Floor



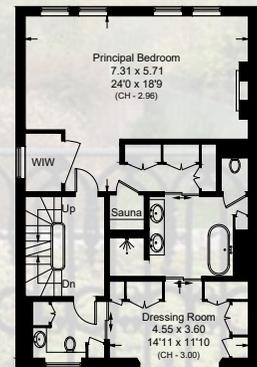
Second Floor



Third Floor



Raised Ground Floor



First Floor



Wine Cellar



ACCOMMODATION & AMENITIES

- ENTRANCE HALL • DRAWING ROOM
- KITCHEN/DINING ROOM • FAMILY ROOM • 5/6 BEDROOMS
- OFFICE/BEDROOM • 4 BATHROOMS • 2 CLOAKROOMS
- SELF-CONTAINED STUDIO FLAT • SAUNA
- SPIRAL WINE CELLAR • DETACHED GARDEN STUDIO
- PLANT ROOM • MUD ROOM • LAUNDRY ROOM • SOUTH-EAST FACING 150'+ REAR GARDEN • FRONT PATIO
- DESIGNATED OFF-STREET PARKING ON CHALCOT GARDENS

GUIDE PRICE £8,495,000

FREEHOLD

SOLE SELLING AGENTS



RESIDENTIAL SALES & ACQUISITIONS

020 7431 0000

28 Church Row, Hampstead, London NW3 6UP
 email: info@marcusparfitt.com www.marcusparfitt.com

