



**CHALCOT GARDENS**  
**BELSIZE PARK, NW3**



A unique period house, built c1883, by a leading Arts and Crafts architect for an artist. The property is located centrally in Belsize Park on an exceptional, secluded private road.

This detached family home, was redecorated in recent years and the kitchens and bathrooms updated to facilitate a letting. It offers generous accommodation over four floors with an option to arrange the space to suit an individual's needs. The unusually high ceilings throughout the house (approx. 11ft on the reception floor) create an exceptional sense of space and volume and in the main entertaining space; a wall of 7' high windows looks out onto a magnificent green view over south/south east facing mature gardens.

Chalcot Gardens is an attractive residential road located alongside England's Lane with its good selection of restaurants, cafes and shops. Located approximately half a mile from Belsize Park and Chalk Farm underground stations (Northern line) and also within walking distance of Swiss Cottage (Jubilee Line) The open spaces of Primrose Hill and rolling acres of Hampstead Heath are also easily accessible.

**SOME OF THE PHOTOS DEPICTED WERE TAKEN PRIOR TO THE CURRENT TENANTS OCCUPATION AND TO THE WORKS**

**GUIDE PRICE £5,995,000**

**SOLE AGENTS**

**FREEHOLD**

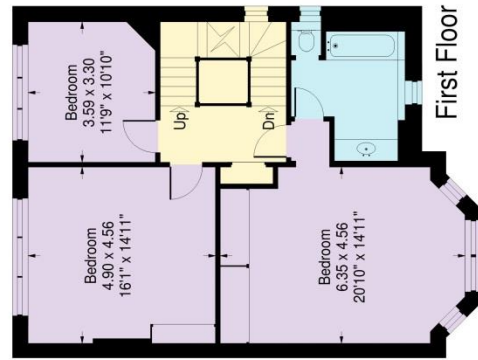
## **ACCOMMODATION**

• ENTRANCE VESTIBULE • RECEPTION HALL • GUEST CLOAKROOM • 27' DRAWING ROOM • BALCONY • LARGE KITCHEN/BREAKFAST ROOM • 6 BEDROOMS • 2 BATHROOMS • UTILITY ROOM • SELF CONTAINED LOWER GROUND FLOOR FLAT COMPRISING: STUDIO, GARDEN ROOM, BEDROOM, KITCHEN, BATHROOM, SHOWER ROOM, SEPARATE SIDE ACCESS, TERRACE, 64' SOUTH FACING WALLED GARDEN, PRIVATE OFF STREET PARKING FOR 2/3 CARS



# Chalcot Gardens, London NW3

Approximate Gross Internal Area:  
383.2 sq.mts. / 4125 sq.ft.  
Including reduced height area and plant room  
Plant room - 13.7 sq.mts. / 147 sq.ft.



Floor Plans produced by  
**Proplan**  
01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the Particulars.







