



CHALCOT SQUARE, PRIMROSE HILL NW1

ARLINGTON
RESIDENTIAL

A beautiful and well arranged five/six bedroom Grade II Listed family home in the heart of Primrose Hill. The property was interior designed by Taylor Howes and offers style and elegance throughout. The raised ground floor has a bespoke kitchen by Plain English Kitchens, Wolf hob with grill and a Sub Zero fridge freezer as well as a dining area. There is also direct access to the garden and a balcony. The floor above accommodates a TV area and a grand reception room with magnificent views over Chalcot Square through floor to ceiling windows.

The principal bedroom occupies an entire floor with a further three/four bedrooms and a family bathroom above. The garden level has a further entrance and offers another bedroom with en suite bathroom, TV area, guest cloakroom, kitchenette and utility area as well as a wine cellar.

Chalcot Square is located in the heart of Primrose Hill a few hundred yards from Regent's Park Road which hosts an eclectic mix of bookshops, cafés and restaurants. Primrose Hill Park is approximately 0.1 miles away and Regent's Park is approximately 0.4 miles away. There are excellent transport links with Chalk Farm Station (Northern Line) approximately 0.3 miles away and Swiss Cottage Station (Jubilee Line) approximately 0.9 miles away. There are also multiple bus routes in and out of London within easy reach. The property sits approximately 0.2 miles from Primrose Hill Primary School and approximately 0.4 miles from St Paul's CofE School.

ASKING PRICE: £9,500,000

Tenure: Freehold

EPC RATING: TBC

COUNCIL TAX BAND: H

ARLINGTON

RESIDENTIAL

8 Wellington Road, St. John's Wood, London NW8 9SP
info@arlingtonresidential.com

+44 (0)20 7722 3322
arlingtonresidential.com









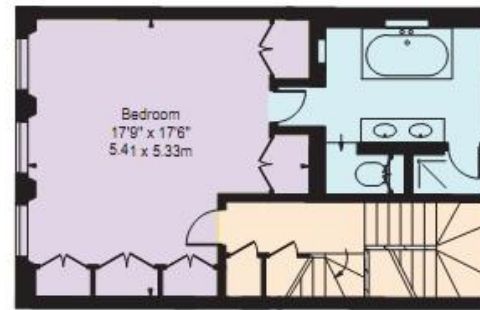




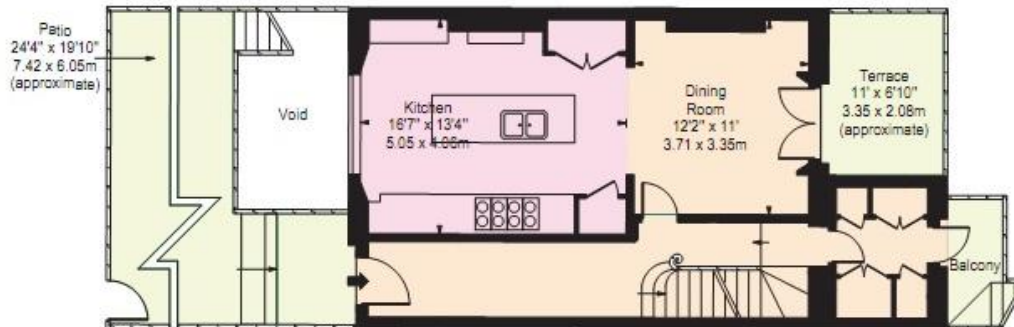
Chalcot Square, NW1



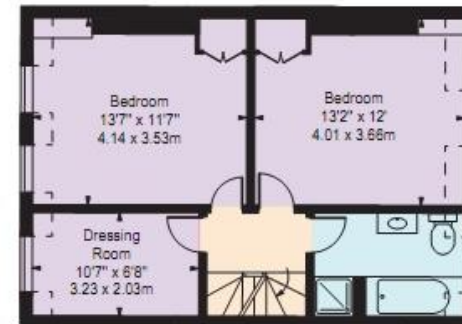
First Floor



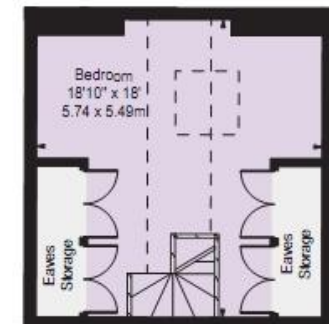
Second Floor



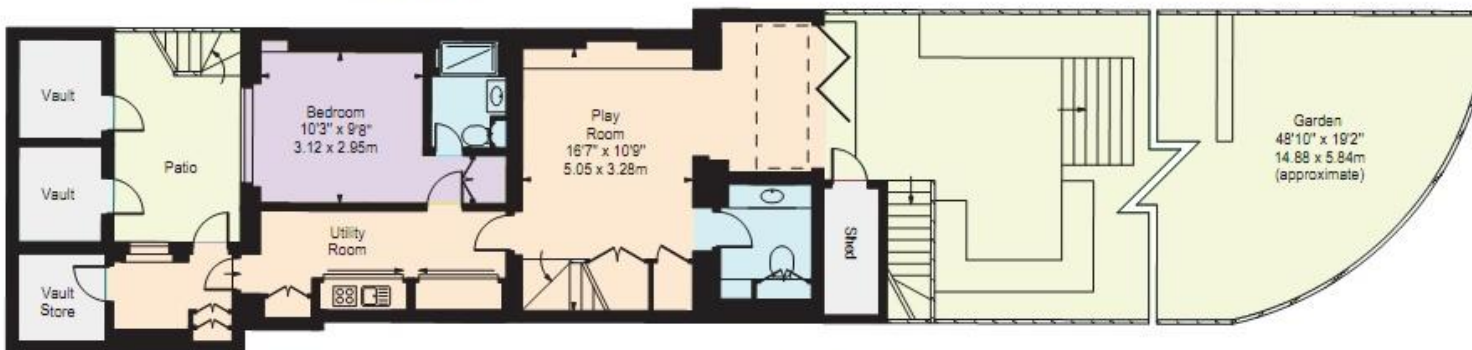
Ground Floor



Third Floor



Fourth Floor



Lower Ground Floor

Approx Floor Area Including Restricted Heights & Vaults **3243 Sq Ft - 301.67 Sq M**

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.26249

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.