



Viewings by appointment  
0207 483 2611

abbey  
properties

, NW1 8HH

£10,833 \*fees apply



A stunning five-floor residence spanning 3,062 sq. ft. in the vibrant heart of Chalk Farm. This exceptional property combines contemporary design with thoughtful finishes, featuring elegant wooden parquet flooring and fresh white walls that create a bright, inviting atmosphere.

With five spacious double bedrooms four bathrooms plus guest WC. This property offers ample accommodation alongside three generous reception areas. The modern kitchen, complete with a large island, is perfect for entertaining guests. Enjoy year-round comfort with underfloor heating and air conditioning throughout the home.

The top floor provides versatile options, whether you envision it as additional reception space, games room, exercise room or a luxurious master suite with potential for an ensuite. Outdoor living is equally appealing, with both a terrace and a patio to enjoy along with Juliette balconies for a nice cross breeze.

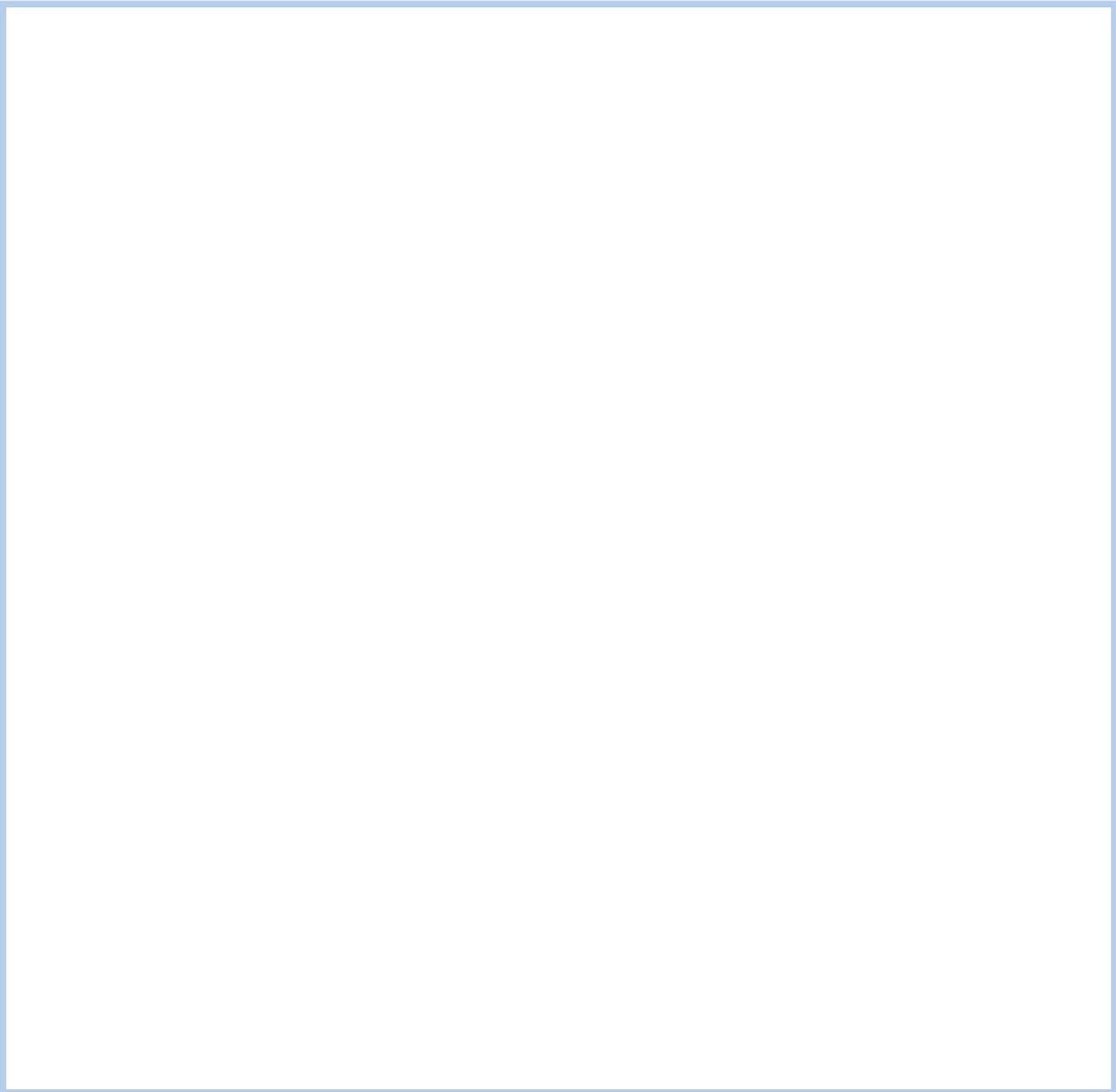
Situated on Belmont Street, this mid-terrace freehold house is ideally located just 0.1 miles from Chalk Farm Station and 0.5 miles from Camden Station. Immerse yourself in the vibrant culture of North West London, with the serene beauty of Primrose Hill Village and Regent's Park just moments away. Experience the perfect blend of luxury and convenience at Chappell Lofts, where every detail has been meticulously crafted for a modern lifestyle.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: G  
EPC Rating: B



abbey  
properties



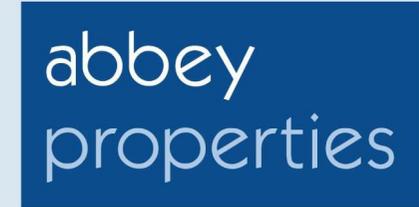
- Five bedrooms house
- Guest WC
- Three receptions
- Five floors
- Four bathrooms
- Private terrace and patio
- Large kitchen



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Viewings by appointment  
**0207 483 2611**

7-8 Regency Parade  
 London, NW3 5EG



lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



\*All Fees stated are inclusive of VAT  
 (calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.