



Belmont Street, NW1  
£4,650,000, Leasehold

Anderson//Rose



## Belmont Street, NW1

A rare opportunity to acquire an extraordinary interior designed loft apartment situated on the fourth floor of a stunning converted piano factory in Camden NW1.

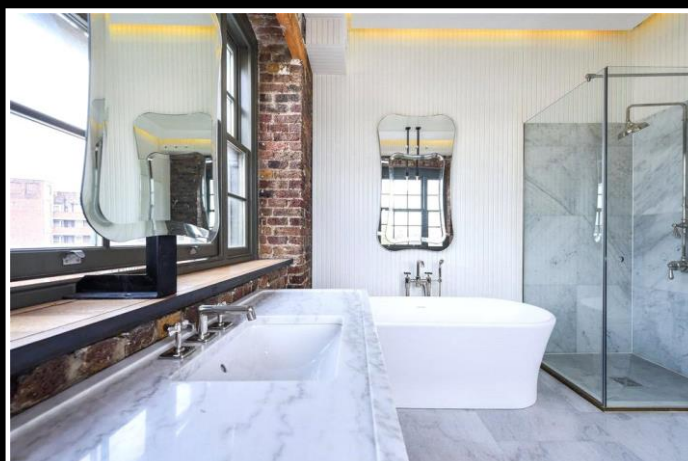
This loft style apartment has been interior designed to create a modern warehouse feel with astonishing results, benefiting from exceptional ceiling volumes and an incredibly high finish that is retained throughout. It comprises of an expansive living room that in itself is just shy of 90 sq meters, a remarkable open plan kitchen with state of the art appliances. The superb principle bedroom suite with a walk in dressing room/wardrobe and a designated terrace, a great sized second bedroom suite, a good sized third bedroom and a guest cloakroom. The property further benefits from the buildings porter service, passenger lift, swimming pool and spa facilities.

Chappell Lofts is positioned on Belmont Street which is a quiet residential street set back from the bustling Camden High Street which is virtually opposite the widely recognised and well known Round House venue. The extremely popular and quirky Camden Stables are again literally just down the road, they along with the parade of shops, restaurants, bars and various amenities are on your doorstep. Camden Tube station is a short walk away which provides a simple commute across the capital.

*Ref PCL220028*

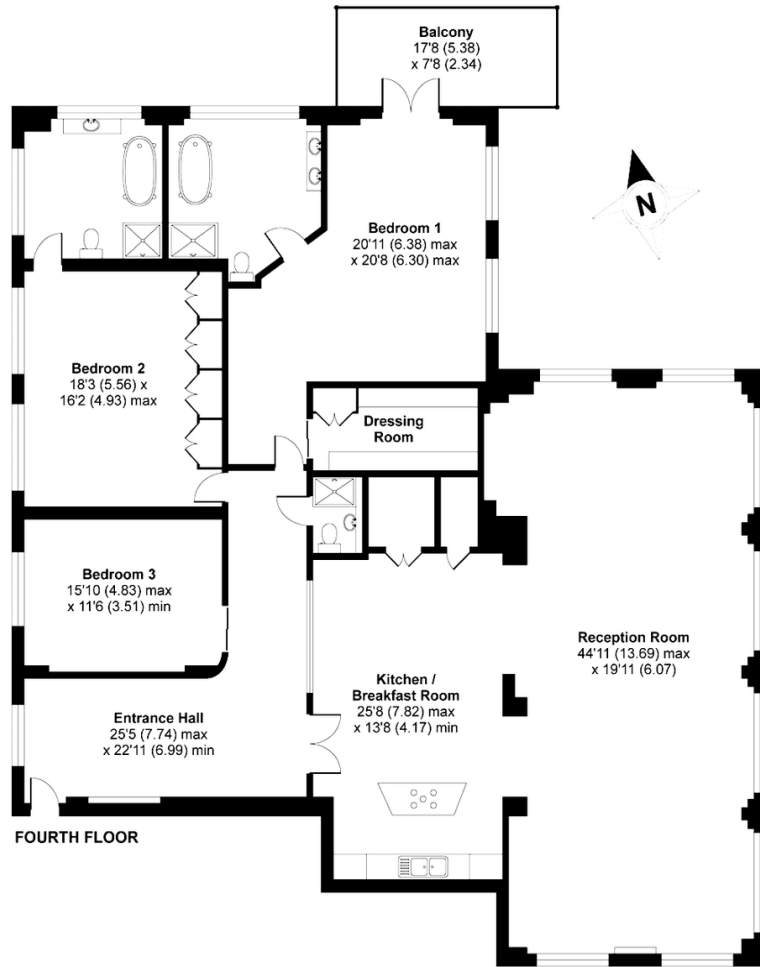
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APPROX. GROSS INTERNAL FLOOR AREA 3035 SQ FT 281.9 SQ METRES



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 83                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.