



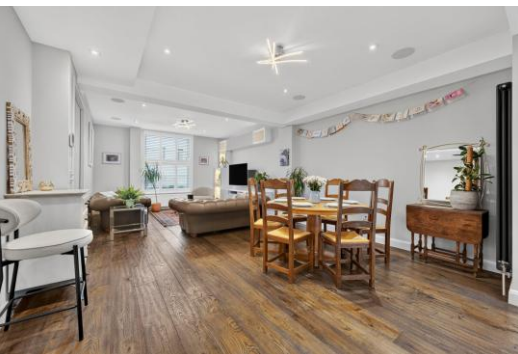
Harmood Street

London, NW1

Asking Price £1,500,000

A stunning three-bedroom family home, which has been thoughtfully extended and comprehensively refurbished by the current owners, offering beautifully presented accommodation arranged over two floors. The ground floor provides a superb sense of space, with a generous reception and dining room leading through to an impressive modern kitchen, complete with a central island and direct access to a rear patio garden. Further benefits include a separate utility room, additional WC and excellent storage. Upstairs are three well-proportioned bedrooms, including a spacious principal bedroom, together with two contemporary bathrooms. Finished to a high standard throughout, the house combines generous proportions with stylish interiors and has been carefully designed to create a practical yet sophisticated home.

CHESTERTONS



Harmood Street

London, NW1

- Three-Bedrooms
- Two Bathrooms
- Excellent Condition
- Utility Room
- Great Location
- Private Garden



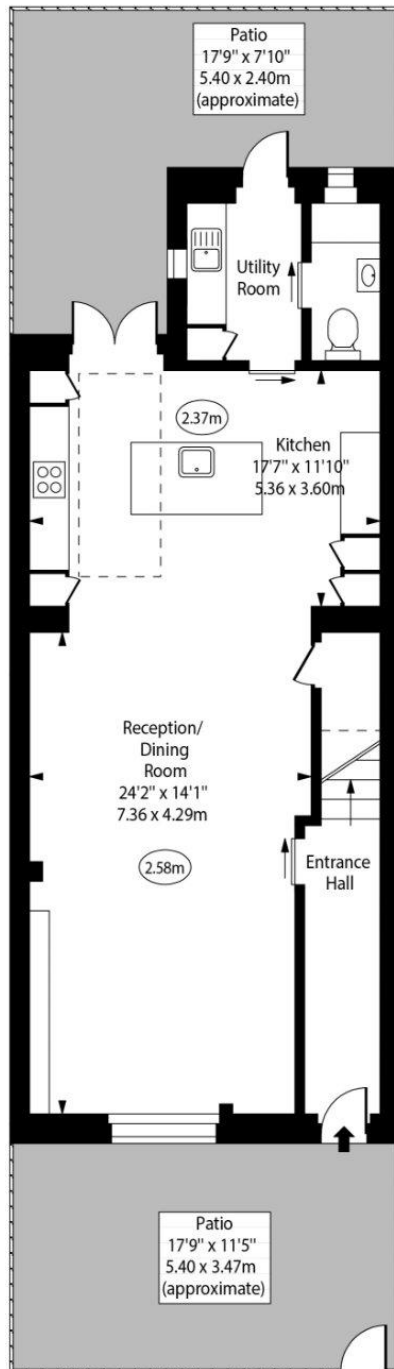
The property is within easy walking distance to The Regent's Park and Primrose Hill, while Talacre Gardens lie only 250 metres away. Historic Hampstead Heath is one mile to the north. As a residential location, Harwood Street is ideally placed for the College Francais Bilingue de Londres & the Hawley School and for the exciting atmosphere around the nearby Stables Market area which offers an array of restaurants, cafes and boutique style shops. The Roundhouse performing arts and concert venue and a large Morrisons supermarket are in very close proximity. The property is conveniently located near transport hubs, with easy access to central London buses, trains and underground tube stops.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Camden
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

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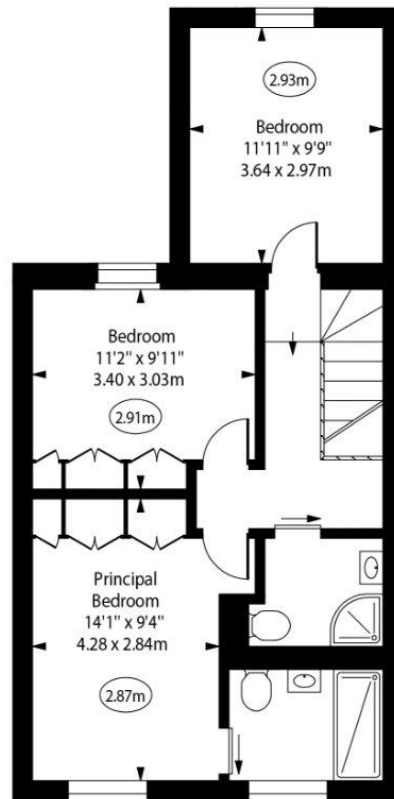


Ground Floor
Gross Internal Area - 743 Sq Ft - 69.02 Sq M

Harmood Street



○ - Ceiling Height



First Floor
Gross Internal Area - 560 Sq Ft - 52.02 Sq M

Approx Gross Internal Area 1303 Sq Ft - 121.05 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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