



OFFICE FOR SALE | 754 SQ FT

51 CHALCOT ROAD, LONDON, NW1 8LY



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PROMINENT CORNER REFURBISHED SHOP/OFFICE ON GROUND AND BASEMENT FLOORS

- Prominent Corner Property
- Good Natural Light
- Electric Heating
- Redecorated with New Carpets
- Electric Shutter
- Outside Terrace in Basement Area

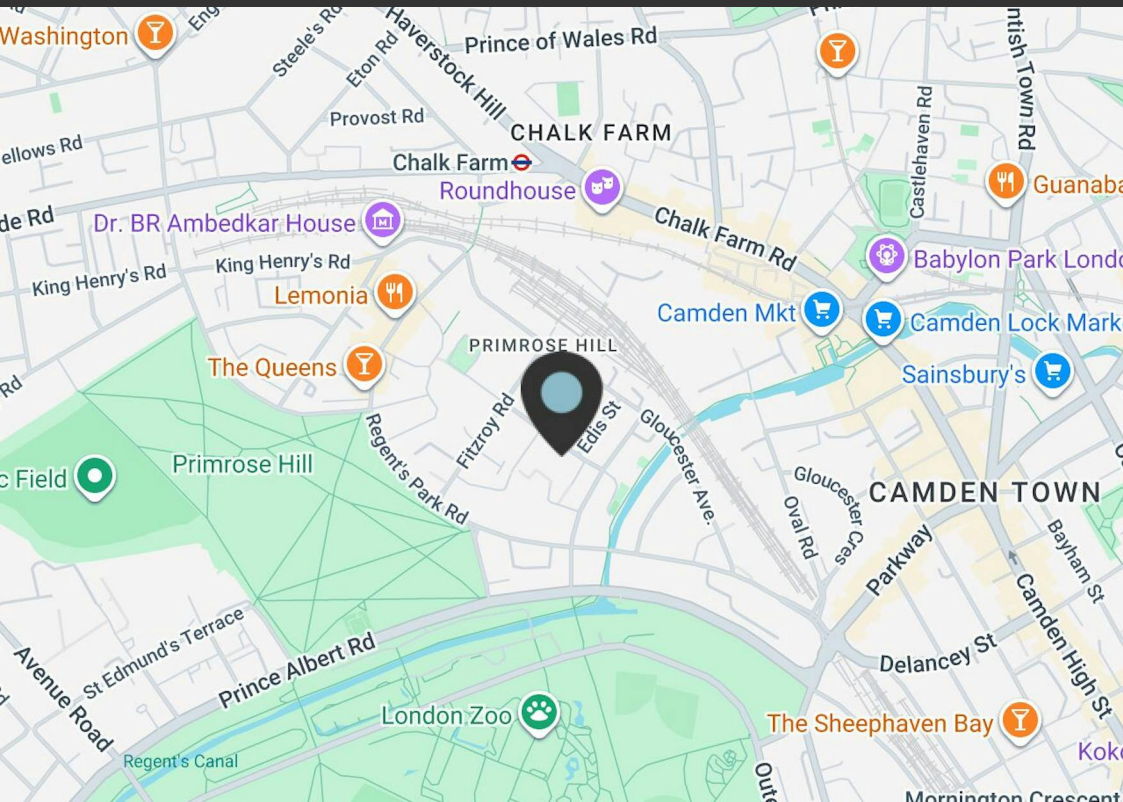


DESCRIPTION

The premises comprise of a self-contained ground floor corner office in open plan with an internal staircase leading to the basement area having three individual offices all with windows with internal wooden blinds providing good natural light, with a central hallway and a kitchen with an adjoining WC/Washroom.

The entire premises has been completely refurbished and has the following amenities; Electric Heating throughout, carpeted, good lighting, modern kitchen units and cooking equipment, wood sapele doors to the basement offices, window blinds and entryphone.

The premises are currently vacant with immediate possession of the entire premises on completion of the sale of the 999 year Lease.



LOCATION

The premises are located on a prominent corner position in Chalcot Street in the popular area of Primrose Hill, being located on the southern side of the thoroughfare situated on the corner with Manley Street on a parade of terraced properties, being close to Princess Road to the east and Regents Park Road to the south as well as Gloucester Road to the north.



AVAILABILITY

Name	sq ft	sq m
Ground - Shop/Office	218	20.25
Basement - 3 Offices/Kitchen & WC	536	49.80

PRICE

£425,000 (£563.66 per sq. ft.) With no VAT on the Sale Price.

RATES & CHARGES

Service charge: N/A

Estate charge: N/A

Rates payable: £9,573.75 per annum

EPC

D

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 09/12/2025

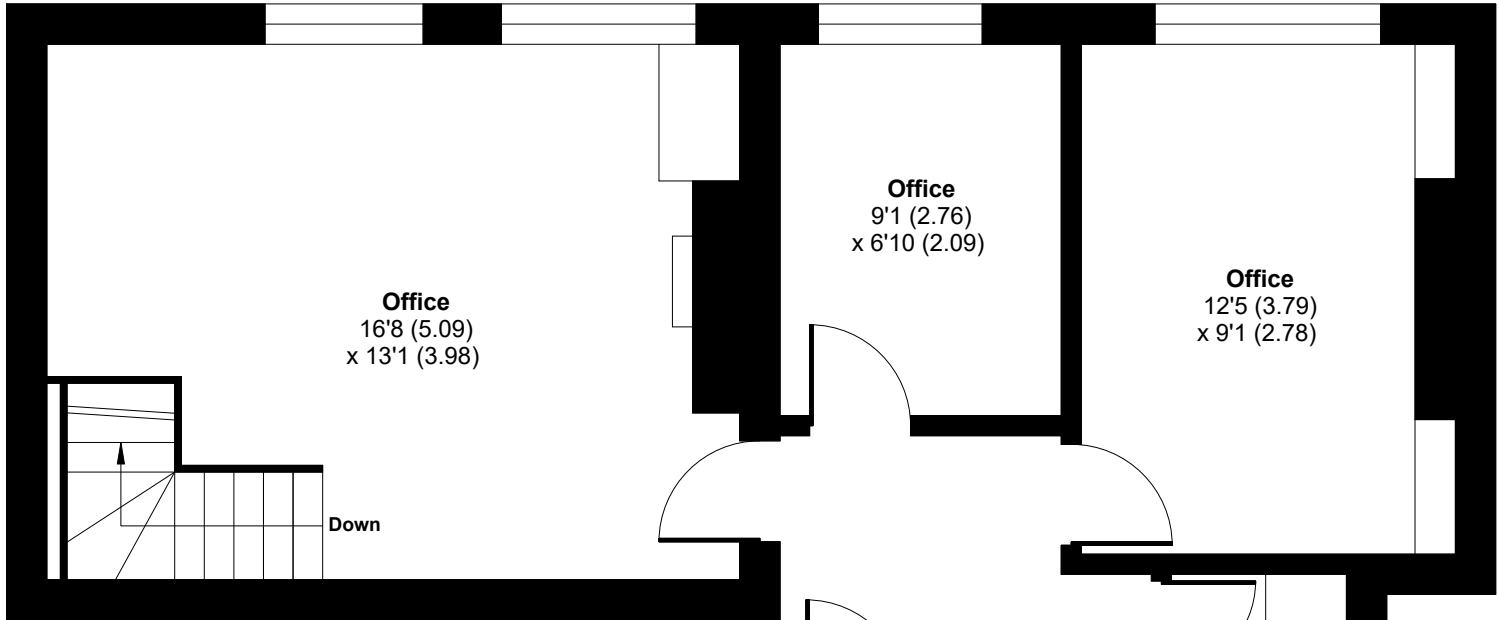


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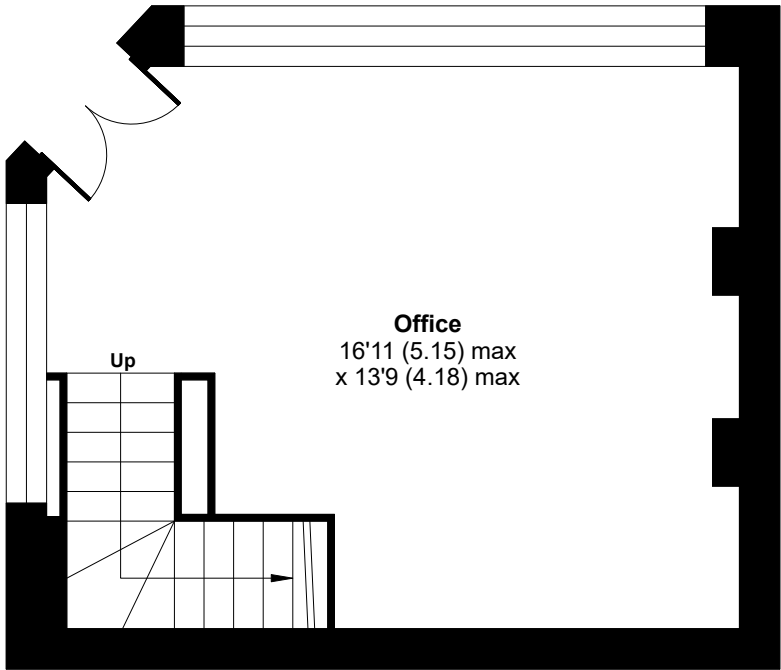
Chalcot Road, London, NW1

Net Internal Area = 754 sq ft / 70 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR