



PIANO STUDIOS

Ferdinand Street
London
NW1

Asking Price
£1,950,000

Joint Sole Agent

A unique and exceptional new two bed apartment, in Piano Studios - a collection of exclusive, boutique apartments in Chalk Farm.

At Piano Studios, each residence within this exclusive boutique development exudes unrivalled character and charisma. The apartments showcase the building's rich history as a converted piano factory, where exposed brickwork, steel-framed windows, bespoke joinery, natural marble and expansive living spaces, come together in perfect harmony to create homes that embody London's world-famous style and creative spirit.

ASTON CHASE

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NW1

Asking Price
£1,950,000
Subject To Contract

Joint Sole Agent

Leasehold 999 Years

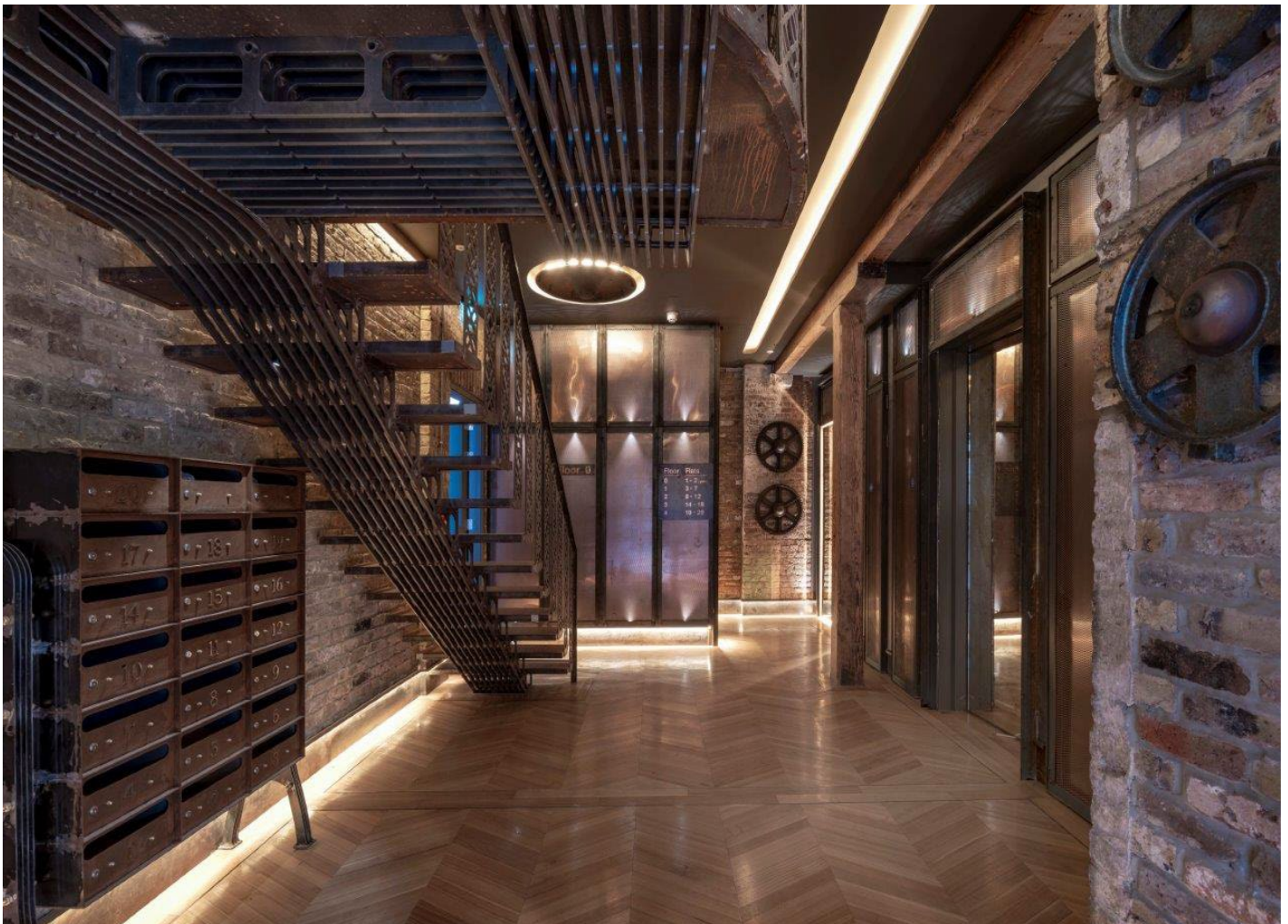
Service Charge: £7.17 per sq ft
Ground Rent: Peppercorn

This stunning two bedroom dual aspect apartment, is situated on the first floor of the building and benefits from a separate study area and two terraces.

Piano Studios is perfectly situated just moments from Chalk Farm Station, with the buzzing Camden Town a short walk away and Primrose Hill also in close proximity. Residents will have every desired amenity on their doorstep.

Register now for an opportunity to be one of the first to view at this Autumn's upcoming launch.

*All images are for guidance purposes only and may not necessarily be reflective of the actual apartment.



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ACCOMMODATION

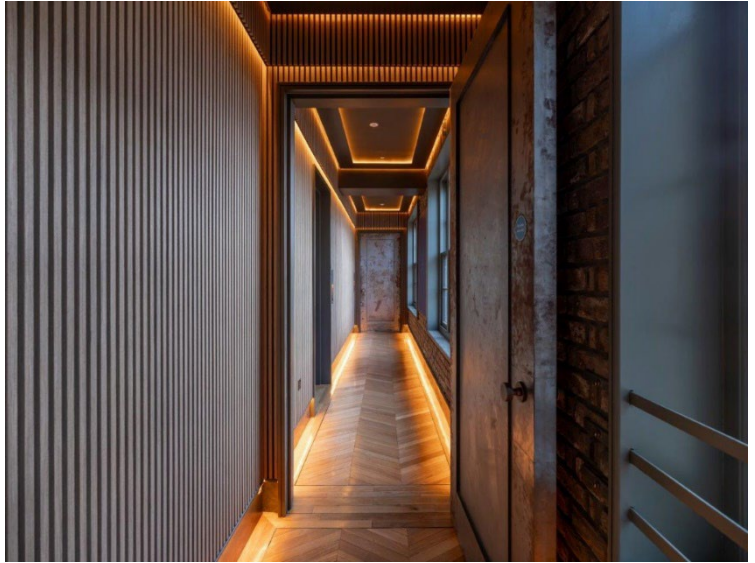
- Principal bedroom with en-suite bathroom
- 1 Further bedroom (en-suite)
- Large open plan Kitchen/dining/reception
- Separate study

AMENITIES

- 3 Terraces
- Central heating
- On site building management

COUNCIL TAX: TBC

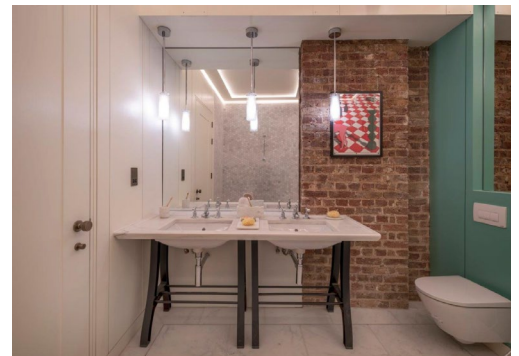
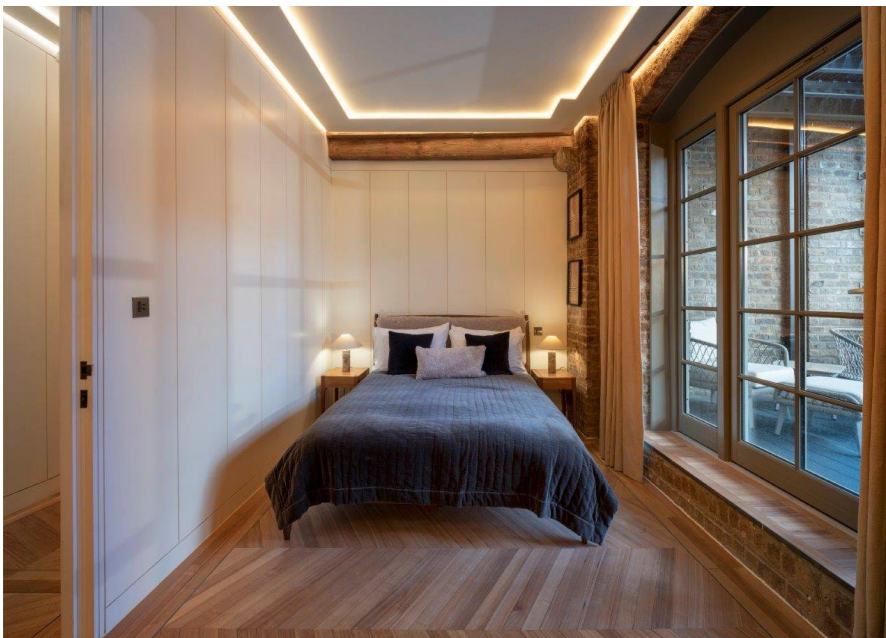
EPC RATING: B



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THE FERDINAND FLOORPLANS

TWO BEDROOMS

APARTMENT: 07

FLOOR: FIRST

TOTAL AREA: 148.3 SQ M 1,596 SQ FT



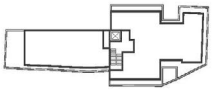
APARTMENT DIMENSIONS

A KITCHEN / LIVING / DINING	12.60M X 6.25M	41' 4" X 20' 6"
B STUDY	3.98M X 2.88M	13' 1" X 9' 5"
C BEDROOM 1	5.31M X 2.77M	17' 5" X 9' 1"
D BEDROOM 2	5.52M X 2.93M	18' 1" X 9' 7"
E ENSUITE	2.60M X 2.73M	8' 6" X 9' 11"
F BATHROOM / ENSUITE	1.91M X 2.78M	6' 3" X 9' 1"
G TERRACE	9.9 SQ M	106 SQ FT
H BALCONY	000 SQ M	000 SQ FT
I TERRACE	12.9 SQ M	138 SQ FT

KEY

➡ MEASUREMENT POINTS C CUPBOARD FR FRIDGE FZ FREEZER WM WASHING MACHINE B BOILER OV OVEN

FOURTH FLOOR



THIRD FLOOR



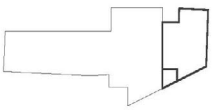
SECOND FLOOR



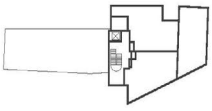
FIRST FLOOR



MEZZANINE



GROUND FLOOR



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

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.