



PIANO STUDIOS

27 Ferdinand Street
London
NW1

Asking Price
£1,375,000

Multiple Agent

An 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

67-71 Park Road
Regent's Park
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astonchase.com

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NW1

Asking Price
£1,375,000
Subject To Contract

Multiple Agent

Leasehold 249 Years Remaining

Service Charge: £6,596.00

This stunning two bedroom apartment is situated on the third floor of the building, and benefits from a spacious terrace.

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.



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ACCOMMODATION

- Principle Bedroom with En-suite
- Second Bedroom
- Family Bathroom
- Open Plan Kitchen/Living Space
- Terrace
- Storage/Utility Room

AMENITIES

- Central heating
- On site building management
- Passenger Lift
- Bike Storage

COUNCIL TAX: F

EPC RATING: B



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THE FERDINAND FLOORPLANS

TWO BEDROOMS

APARTMENT: 14

FLOOR: THIRD

TOTAL AREA: 85.5 SQ.M 920 SQ.FT



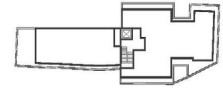
APARTMENT DIMENSIONS

A KITCHEN / LIVING / DINING	7.12M X 7.16M	23' 4" X 23' 6"
B BEDROOM 1	3.70M X 3.38M	12' 2" X 11' 1"
C BEDROOM 2	2.78M X 5.00M	9' 1" X 16' 5"
D BATHROOM / ENSUITE	2.76M X 1.82M	9' 1" X 6' 0"
E ENSUITE	2.71M X 1.39M	8' 11" X 4' 7"
F TERRACE	28.1 SQ.M	302 SQ.FT
G TERRACE	7.9 SQ.M	85 SQ.FT

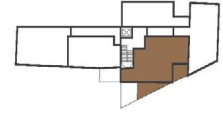
KEY

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

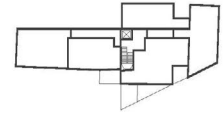
FOURTH FLOOR



THIRD FLOOR



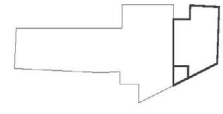
SECOND FLOOR



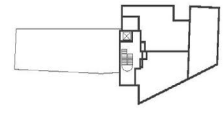
FIRST FLOOR



MEZZANINE



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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.