

# ASTON CHASE



**REGENT'S PARK ROAD**  
Primrose Hill, London, NW1



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## REGENT'S PARK ROAD

A rare opportunity to rent a wonderful semi-detached, period residence with a garage located on the highly desirable Regent's Park Road. This outstanding six bedroom house offers grand and well-proportioned accommodation including an extended living space under the garden, dual aspect reception rooms, a sensational open plan kitchen/reception room and a principal bedroom suite that spans the entire first floor. This lovely home benefits from five further bedrooms, three bathrooms, a generous south facing garden and a single lock up garage.

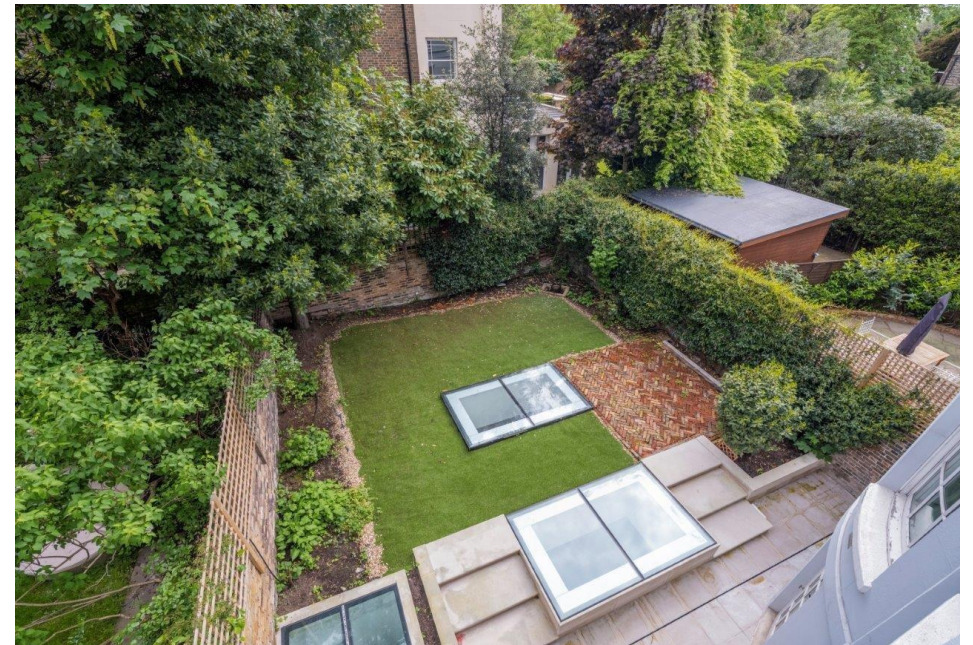
Regent's Park Road is perfectly positioned close to the cityscape views on Primrose Hill Park and just a little further to enjoy Queen Mary's formal gardens in Regent's Park. Primrose Hill village is 0.2 miles away where one can enjoy an array of independent shops, boutiques and idyllic restaurants.

## ACCOMMODATION

Reception Room, Kitchen/Dining Room, Large Games Room, Gym Area, Principle Bedroom With Walk-In Wardrobe and En-Suite Shower room, Five Further Bedrooms (One En-Suite Shower Room), Family Bathroom, Shower Room, Two Cloakrooms, Utility Room

## AMENITIES

South Facing Rear Garden, Store Room, Plant Room



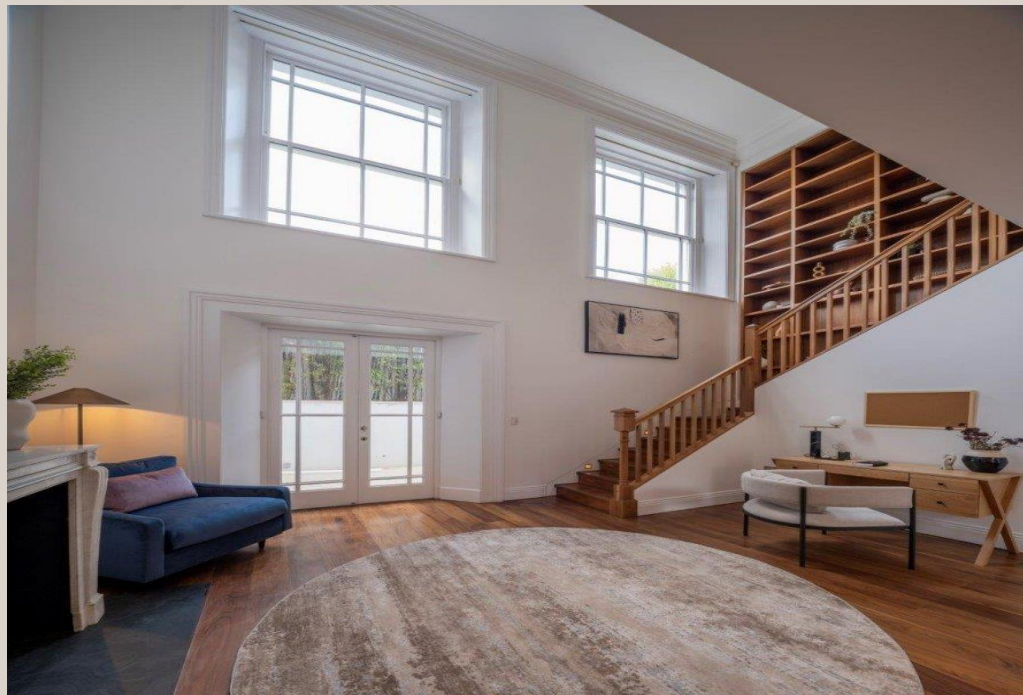


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Regents Park Road, NW1

Approximate gross internal area

5,072 sq ft / 471.19 sq m

(Including Eaves Storage, Lightwell, Stairwell, Restricted Height Under 1.5m & Void)

Eaves Storage

127 sq ft / 11.80 sq m

Lightwell

74 sq ft / 6.87 sq m

Stairwell

65 sq ft / 6.04 sq m

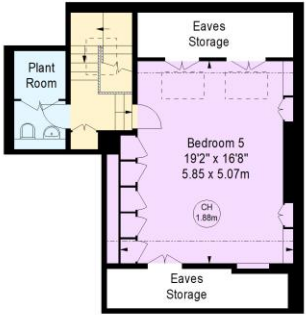
Void

173 sq ft / 16.07 sq m

Restricted Height Under 1.5m

198 sq ft / 18.39 sq m

Key :  
CH - Ceiling Height



Third Floor



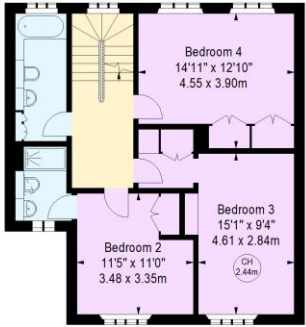
Lower Ground Floor



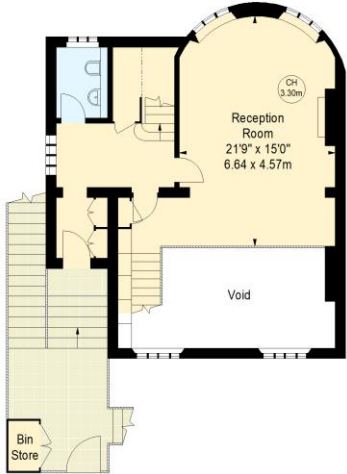
Garden Floor



First Floor



Second Floor



Raised Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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IMPORTANT NOTICE

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