



EDIS STREET

Primrose Hill
London
NW1

Asking Price
£3,650,000

Joint Sole Agent

An exceptional four bedroom, three bathroom period house (230.31 sq m / 2479 sq ft) arranged over five floors with superb accommodation throughout with original features, high ceilings and excellent entertaining areas. The home is in good condition throughout and benefits from a delightful secluded rear garden and roof terrace.

ASTON CHASE

67-71 Park Road
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Asking Price
£3,650,000
Subject To Contract

Joint Sole Agent

Freehold

Located on one of Primrose Hills premier streets, within walking distance of Primrose Hill Village and Primrose Hill Park with an abundance of coffee shops, restaurants and boutiques within walking distance of Regent's Park and Camden Town.



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ACCOMMODATION

- Principal bedroom with en-suite
- Three further bedrooms
- Three receptions
- Utility room
- Study

AMENITIES

- High ceilings
- Secluded rear garden
- Roof terrace

COUNCIL TAX: G

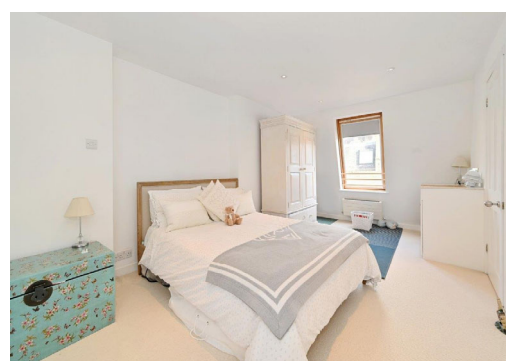
EPC RATING: E



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Gross Internal Area(Approx)

Total = 230.31 Sq m / 2479 Sq ft

(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale

Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.