



REGENTS PARK ROAD

Primrose Hill
London
NW1

Asking Price
£1,750,000

Joint Sole Agent

A bright, modern three bedroom, two bathroom, duplex apartment (104.33 sq m/1,123 sq.ft) situated on the second and third floors of a handsome period building on Regents Park Road in the heart of Primrose Hill, offering outstanding entertaining and living spaces with excellent ceiling height as well as having a large private roof terrace with far reaching views of London.

The property has well configured accommodation comprising open plan reception room and kitchen, with principal bedroom and en-suite on the first floor, the second floor comprises another two good sized double bedrooms and a family bathroom.

ASTON CHASE

67-71 Park Road
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Subject To Contract

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Leasehold

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, where one can enjoy an array of independent shops, boutiques and idyllic restaurants. Transport links include Camden Town and Chalk Farm Stations (Northern Line) and nearby buses serving locations across W1. Regent's Canal provides a beautiful cycle route west to Little Venice and east to King's Cross and Hoxton. Also, it is just a 30-minute stroll through Regent's Park to lead you into Marylebone and Fitzrovia.



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ACCOMMODATION

- Open Plan Kitchen/Reception Room
- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Family Bathroom

AMENITIES

- Roof Terrace
- Residents Parking

COUNCIL TAX: E

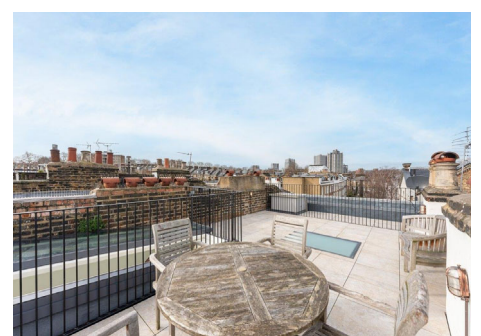
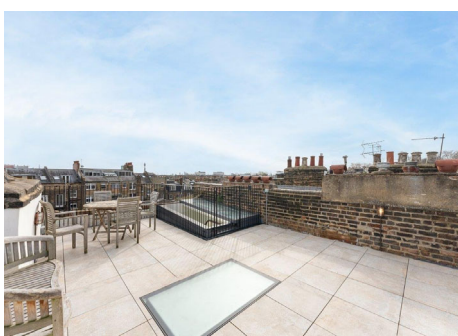
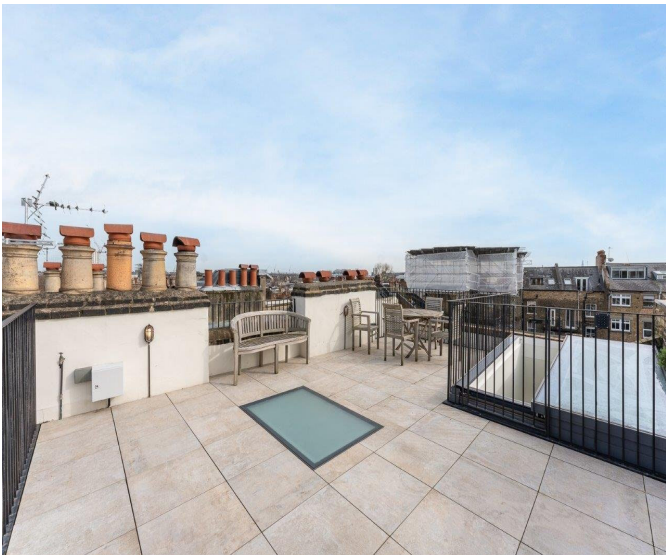
EPC RATING: E



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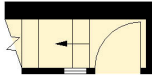
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Regent's Park Road, NW1

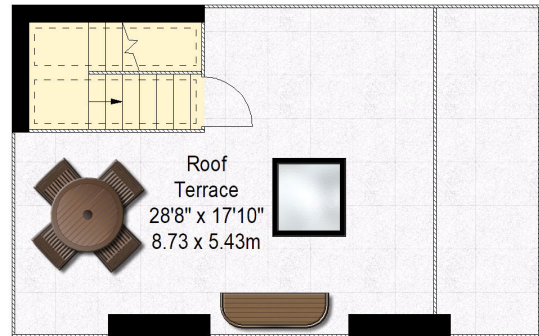
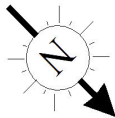
Approximate gross internal area

104.33 sq m / 1123 sq ft

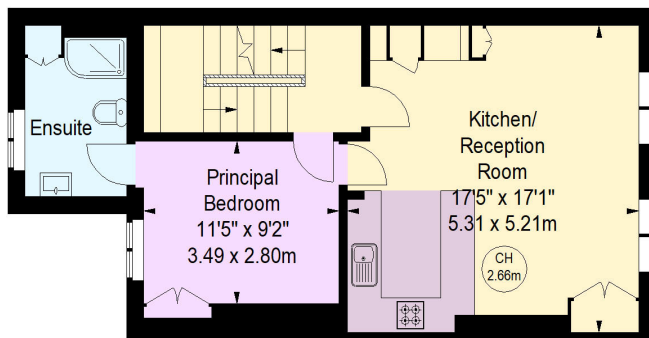
Key :
CH - Ceiling Height



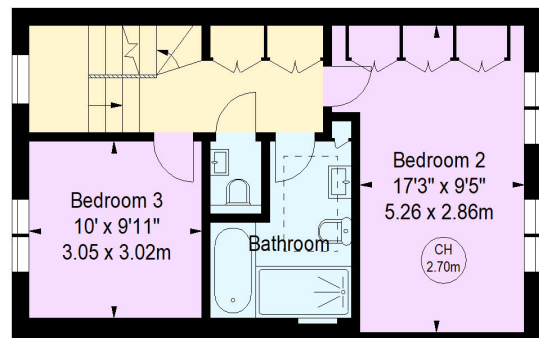
First Floor
Entrance



Fourth Floor



Second Floor



Third Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(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.