

REGENT'S PARK ROAD

PRIMROSE HILL · LONDON · NW1





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A RARE OPPORTUNITY TO ACQUIRE
A VERY SPECIAL RAISED GROUND FLOOR
AND GARDEN FLOOR DUPLEX APARTMENT
(256.60 SQ M / 2,762 SQ FT) SITUATED
WITHIN THIS ATTRACTIVE PASTEL COLOURED
PERIOD BUILDING LOCATED DIRECTLY
OPPOSITE PRIMROSE HILL.









The main flat comprises approximately 183.94 sq.m/1,980 sq.ft over two floors, boasting high ceilings on the ground floor and views towards the park from the reception room. It also features a study area overlooking the reception room, a separate kitchen with views and access to the private garden, a guest WC, and a separate dining room. The bedroom accommodation on the lower floor comprises a spacious principal bedroom with direct access to the garden and a large en-suite bathroom. Bedroom 2 has an en-suite shower and leads through to a conservatory/artist's studio, which also has access to the garden.



The one-bedroom flat, accessed at the lower level of the front of the house, offers approximately 64.01 sq.m / 689 sq.ft. and is currently tenanted. This flat once formed part of the main apartment and, subject to the relevant permissions, could be incorporated back into the main property or kept separate. It features a bright spacious reception room, bedroom with an en-suite bathroom and a separate kitchen.

The apartment as a whole would benefit from being updated and therefore provides an opportunity to create an exceptional home with versatile accommodation and capacious reception rooms, ideal for large-scale entertaining. Additionally the properties will be sold with the Freehold to the entire building.



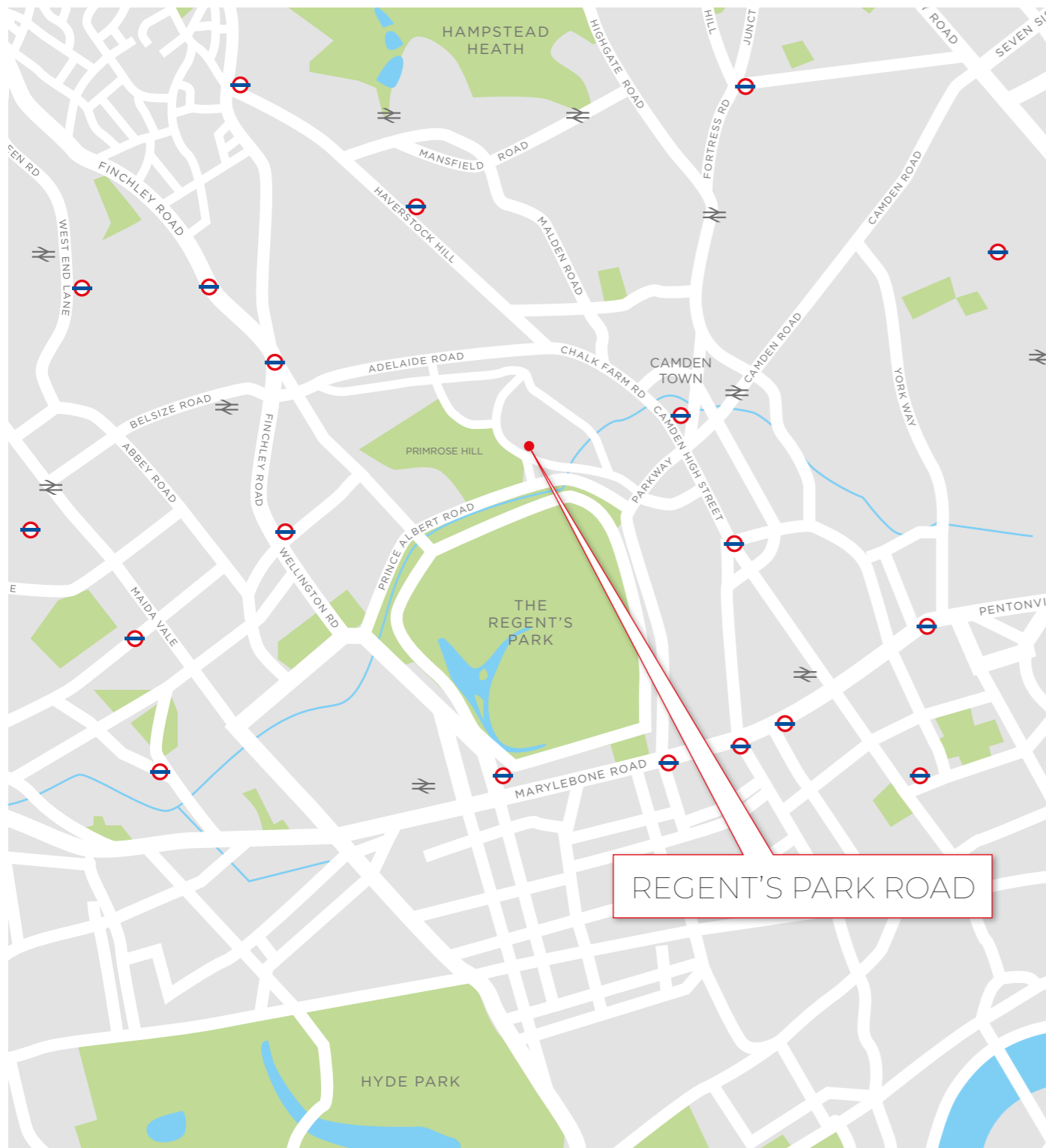






ACCOMMODATION & AMENITIES

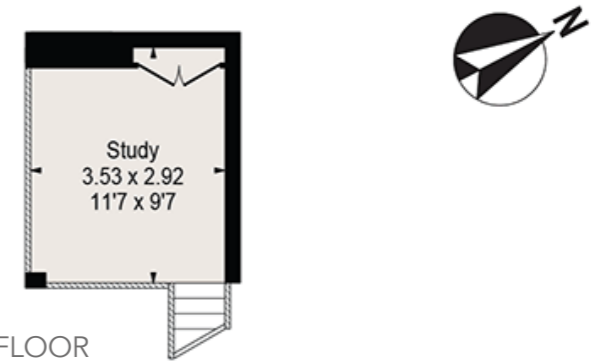
- Reception Room
- Galleried Study
- Kitchen
- Dining Room
- Library/Small TV Area
- Conservatory
- Guest Cloakroom
- Principal Bedroom with En-Suite Bathroom
- One Further Bedroom with En-Suite Shower Room
- Self-Contained Flat comprising Reception Room, Kitchen, Bedroom with En-Suite Bathroom
- Private Rear Garden accessible from both the raised ground and garden floors
- 3 Storage Vaults



Regent's Park Road is conveniently located literally moments from the eclectic shops, cafés and restaurants of Primrose Hill Village, the green open spaces of both Primrose Hill and Regent's Park and is equidistant between Chalk Farm & Camden Underground Stations (Northern Line).

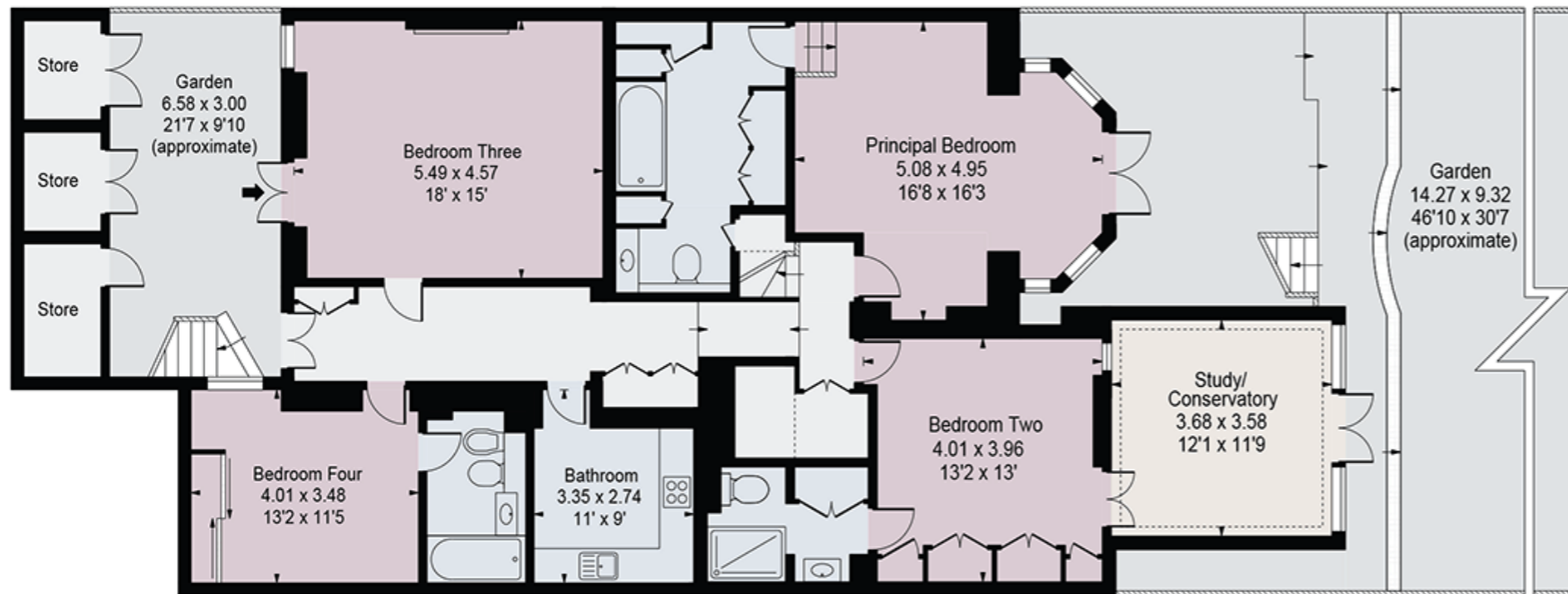
APPROXIMATE GROSS INTERNAL AREA

Flat 1 = 64.01 Sq. M. / 689 Sq. Ft.
 Flat 2 = 183.94 Sq. M. / 1,980 Sq. Ft.
 Stores = 8.64 Sq. M. / 93 Sq. Ft.
 Total = 256.60 Sq. M. / 2,762 Sq. Ft.



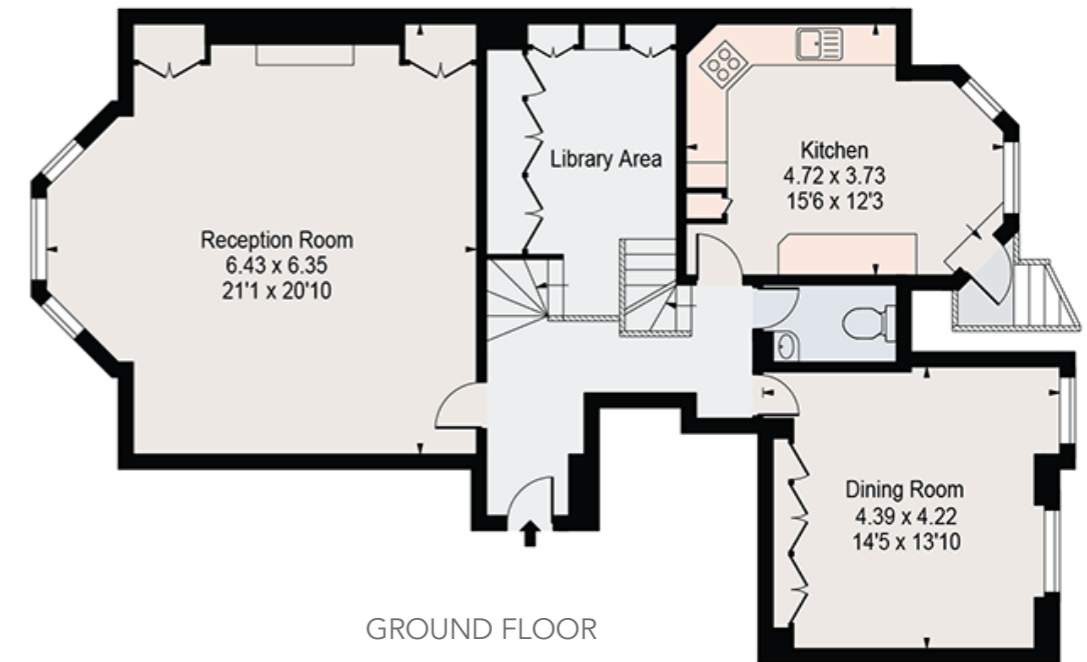
RAISED GROUND FLOOR

9.7 sq m / 104 sq ft



LOWER GROUND FLOOR

152.92 sq m / 1,646 sq ft



GROUND FLOOR

94.0 sq m / 1,012 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

For Illustration Purposes Only - Not To Scale

FREEHOLD

GUIDE PRICE: £4,000,000

COUNCIL TAX: CAMDEN (BAND G)

EPC: C

ANNUAL SERVICE CHARGE INCLUDING SINKING FUND:

FLAT 1: £2,400 PER ANNUM

FLAT 2: £7,200 PER ANNUM

JOINT SOLE AGENTS

ASTON CHASE

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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.