



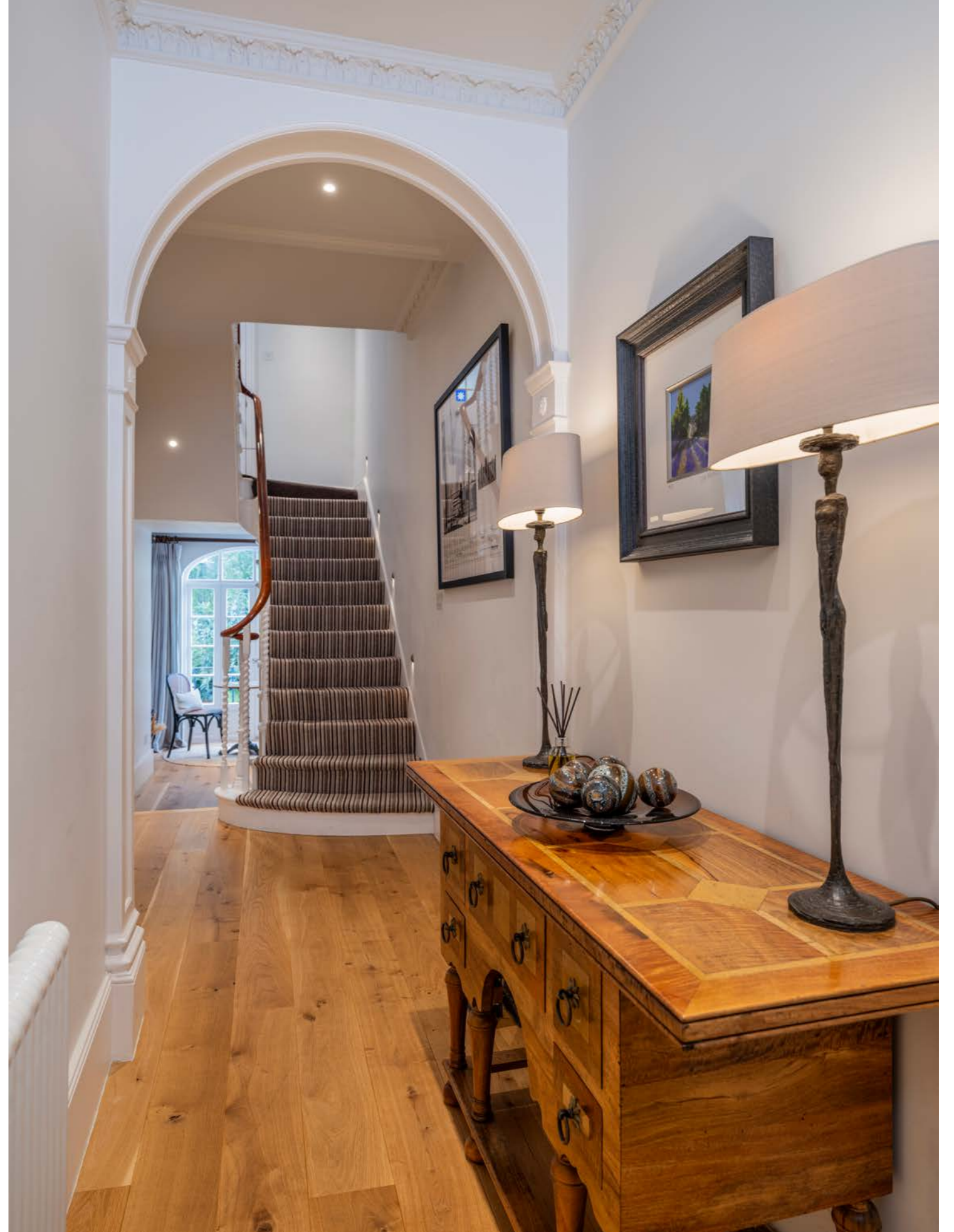
ROTHWELL STREET

PRIMROSE HILL NW1

ROTHWELL STREET

PRIMROSE HILL NW1

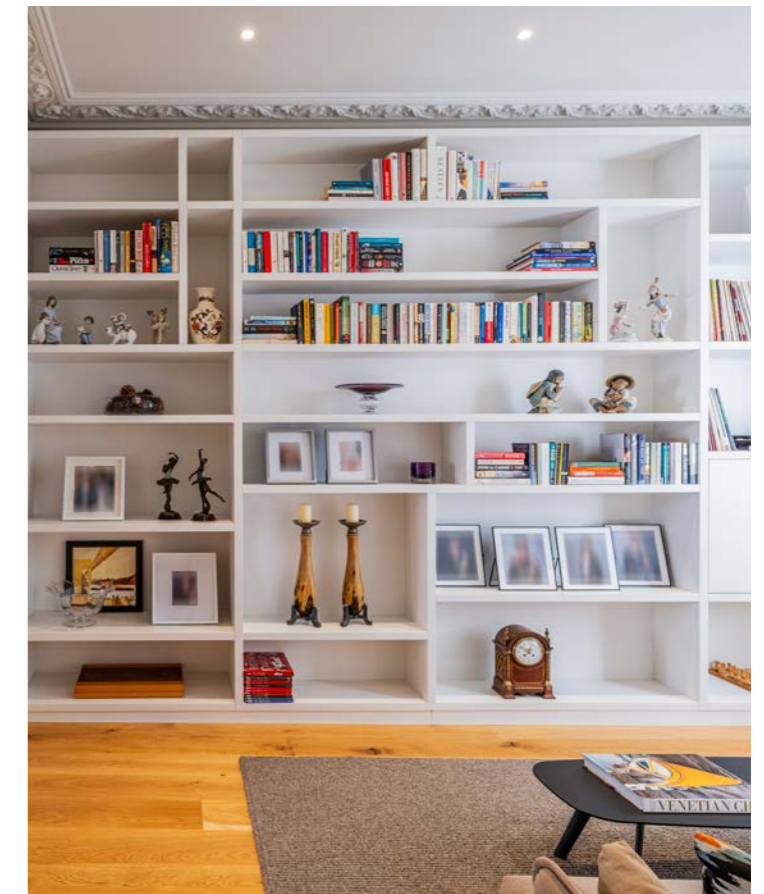
LOCATED ON ROTHWELL STREET IN THE HEART
OF PRIMROSE VILLAGE, THIS EXCEPTIONAL
THREE-BEDROOM PERIOD HOME HAS BEEN
METICULOUSLY REFURBISHED AND REDESIGNED
IN 2020 BY THE RENOWNED LONDON FIRM,
MULTIADOU, COOK & MITZMAN.

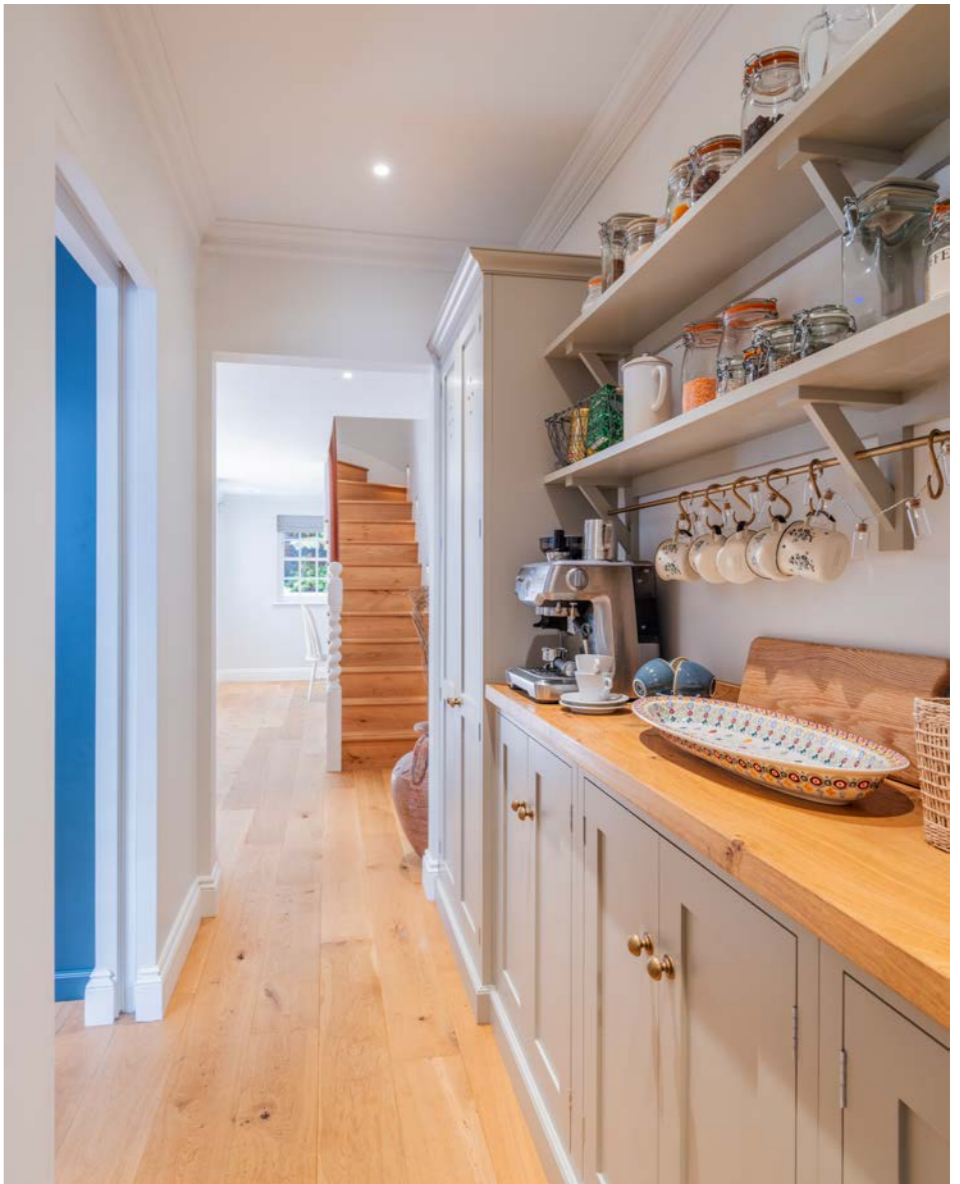




Upon entering the ground floor, you are greeted by a stunning double reception room with high ceilings as well as a delightful study area with a south-facing balcony that offers a tranquil view of the garden.









The lower ground floor features a bespoke, fully-fitted kitchen and butler's pantry by DeVol, complete with appliances from Miele, Smeg, and Fisher & Paykel. The kitchen boasts Carrara marble countertops and exquisite bespoke oak timber flooring that extends to the architecturally designed private garden.





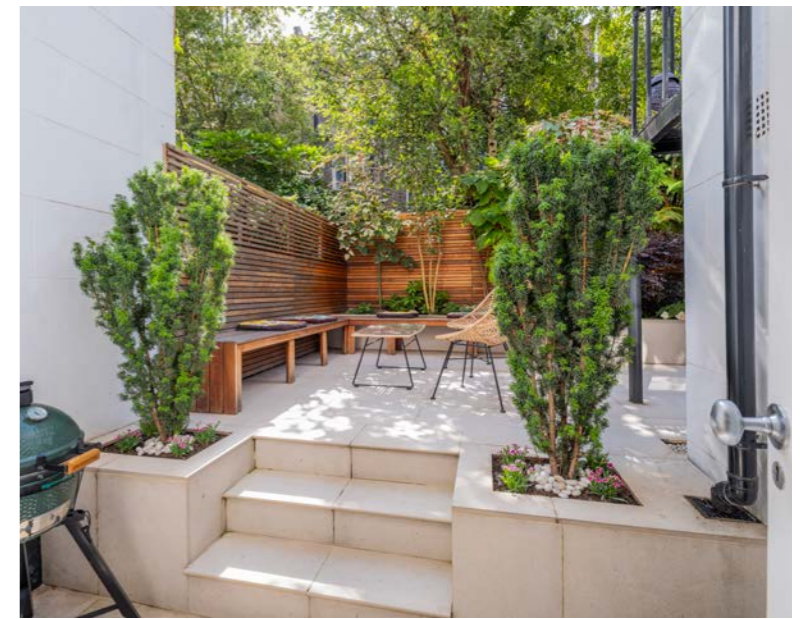


The first floor is dedicated to the principal suite, offering expansive space for the bedroom, an abundance of wardrobes and a large en-suite bathroom. Additionally, a convenient utility room is also located on this floor. The second floor houses two further bedrooms and a family shower room.









ACCOMMODATION

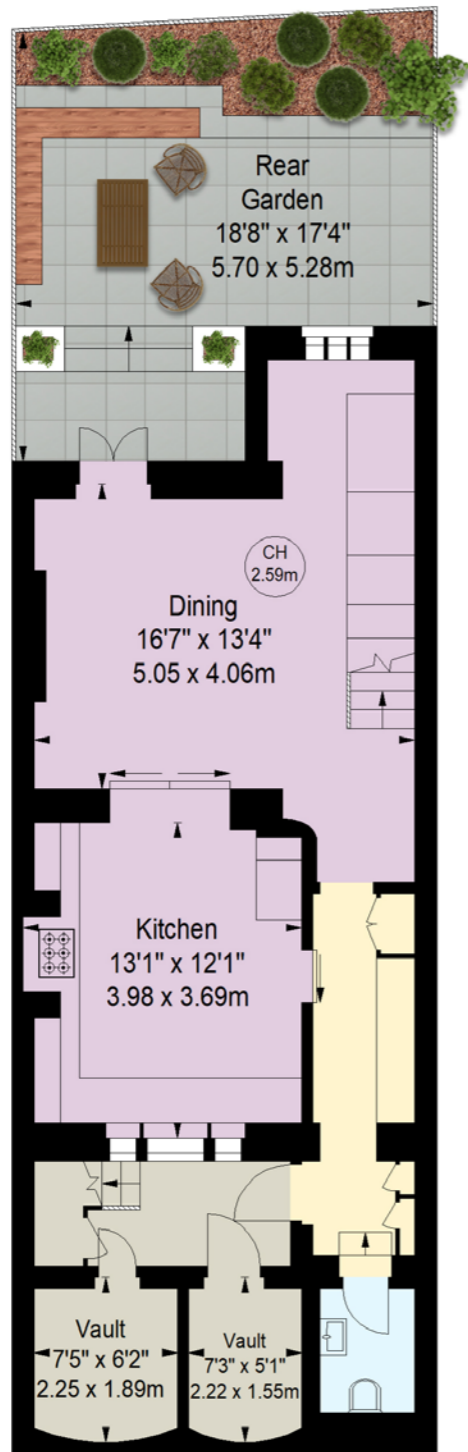
- Entrance Hall
- Double reception room
- Study area with balcony
- Kitchen
- Dining Room
- Principal bedroom with en-suite bathroom
- Bedroom two
- Bedroom three
- Family shower room
- Utility room

AMENITIES

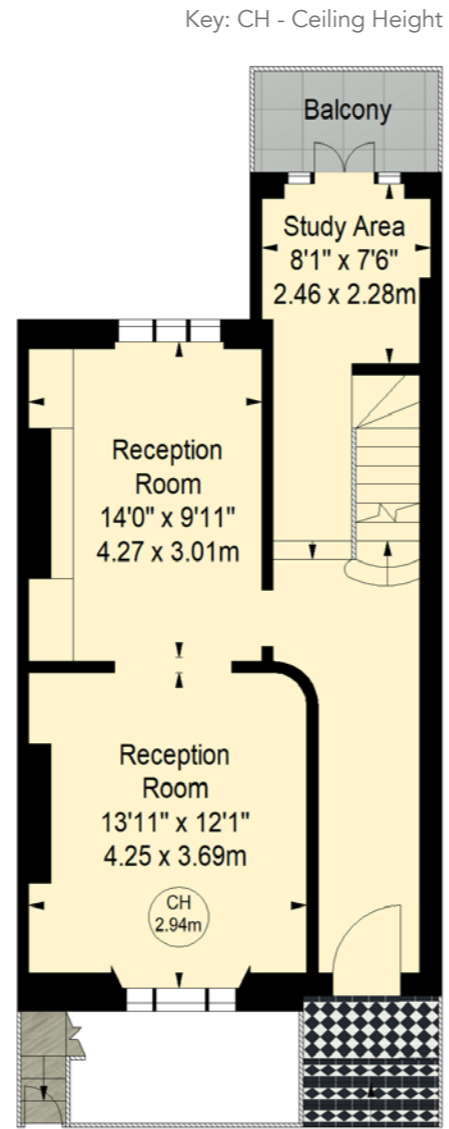
- Residents parking
- Private south facing garden
- Balcony

This property is ideally situated on a quiet street off Regent's Park Road, at the center of Primrose Hill Village, known for its charming high street with an eclectic mix of bookshops, cafes, and restaurants. The picturesque Primrose Hill Park is just moments away, with Regent's Park approximately 0.3 miles from the property. Excellent transport links are provided by Chalk Farm and Camden Town Underground stations (Northern Line), both about 0.5 miles away. St Paul's CE Primary School is approximately 0.4 miles away, and Primrose Hill Primary School is around 0.3 miles from the property.

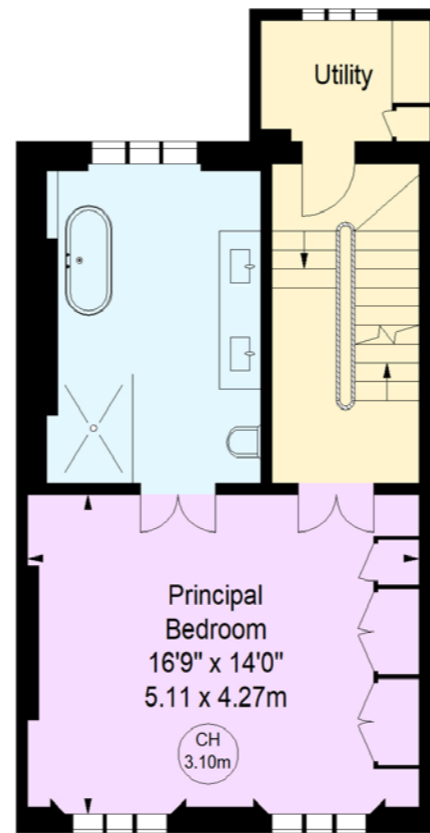




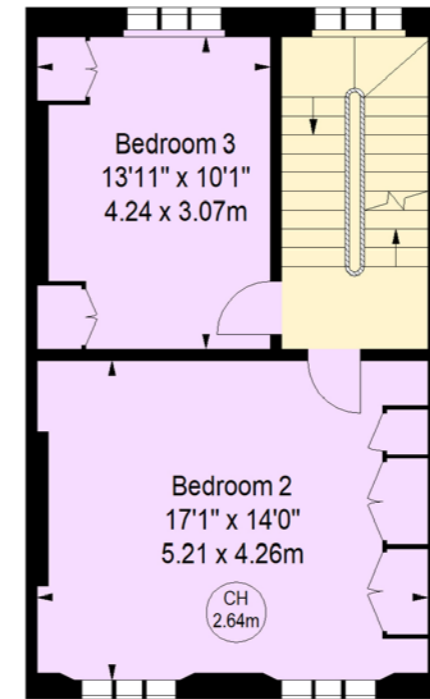
LOWER GROUND FLOOR



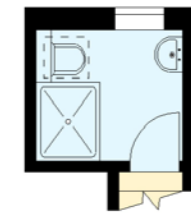
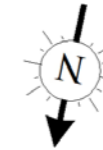
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Approximate Gross Internal Area
 2,194 sq. ft / 203.82 sq. m
 (Including Vaults)
 Vaults
 77 sq. ft. / 7.15 sq. m.

FREEHOLD

ASKING PRICE: £4,500,000

COUNCIL TAX: BAND H (CAMDEN)

EPC: E

JOINT SOLE AGENTS

ASTON CHASE

enquiries@astonchase.com

+44 (0) 20 7724 4724

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.