

ASTON CHASE



REGENT'S PARK ROAD
Primrose Hill, London, NW1

ASKING PRICE
£4,615 per week

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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

Single Garage, South Facing Rear Garden, Store Room, Plant Room



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Regents Park Road, NW1

Approximate gross internal area

5,255 sq ft / 488.19 sq m

(Including Eaves Storage, Lightwells, Restricted Height Under 1.5m, Void & Garage)

Eaves Storage

127 sq ft / 11.80 sq m

Lightwells

139 sq ft / 12.91 sq m

Void

173 sq ft / 16.07 sq m

Restricted Height Under 1.5m

196 sq ft / 18.29 sq m

Garage

183 sq ft / 17.00 sq m



Third Floor



Lower Ground Floor



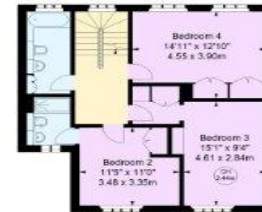
Garden Floor



Raised Ground Floor



First Floor



Second Floor

Key: CH - Ceiling Height



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		76
(55-68)	61	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

67-71 Park Road
Regent's Park
London NW1 6XU

020 7724 4724

astonchase.com



IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.

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