



REGENTS PARK ROAD

Primrose Hill
London
NW1

Asking Price
£6,950,000

Sole Agent

A substantial semi-detached period home (3,396 sq ft/315.49 sq m) providing generous family accommodation designed by renowned architects Powell Tuck Associates with unique attention to detail and finishes across the house, blending modern features with original elements of the house. The house benefits from high ceilings and a delightful south facing rear garden and balcony.

ASTON CHASE

67-71 Park Road
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Subject To Contract

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Freehold

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. Alternatively, Camden is an equal distance and is famous for its diverse markets, hipster fashion and other curiosities, as well as for being a haven for counter-culture with a vast array of independent shops and iconic music venues. Transport links include Camden Town and Chalk Farm Stations (Northern Line) 0.5 miles away 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.

COUNCIL TAX: H

EPC RATING: D



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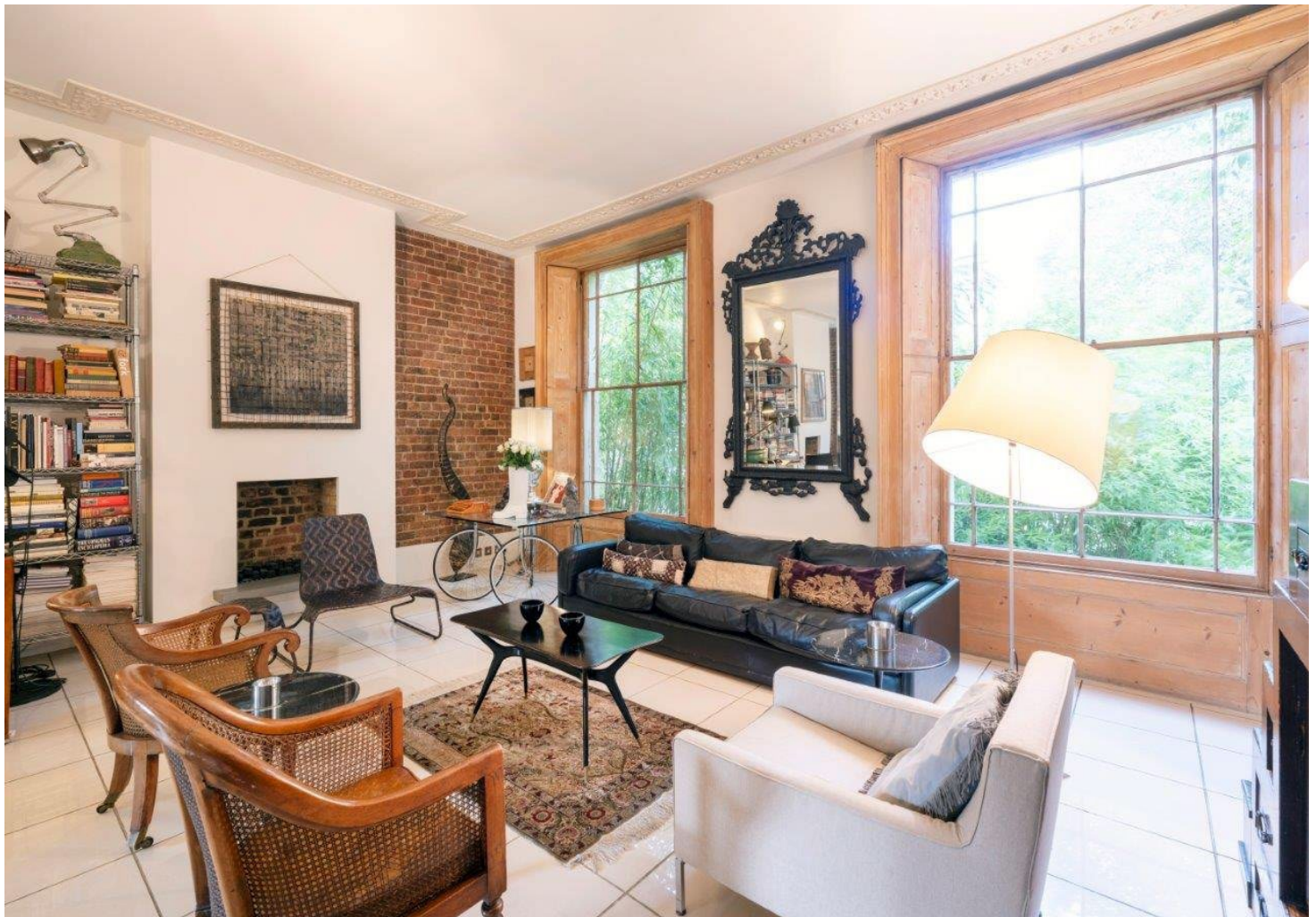
ACCOMMODATION

- Principal bedroom with spa-like en-suite bathroom and dressing room/bedroom 2
- 3 further bedrooms
- 2 bathrooms (1 en-suite)
- Drawing room
- Dining room
- Kitchen with Miele appliances and a large island
- Garden room
- Staff bedroom with en-suite shower room
- Guest cloakroom
- Utility room

AMENITIES

- Balcony
- Store room
- Exceptionally designed and generous storage space and joinery across the house
- Beautiful glass extension to the rear
- Special Japanese style landscaped rear garden (south facing) that feels like an extension of the living room, offering a tranquil setting

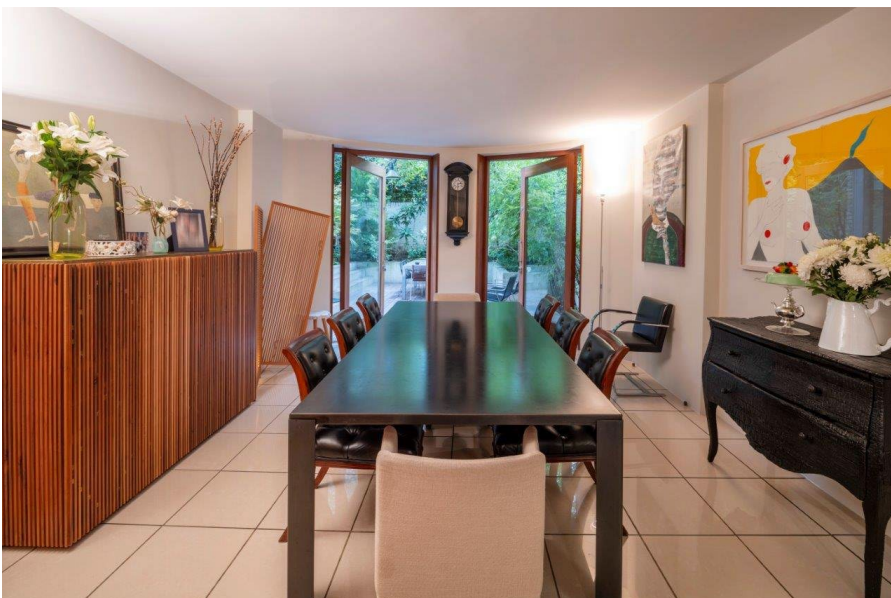
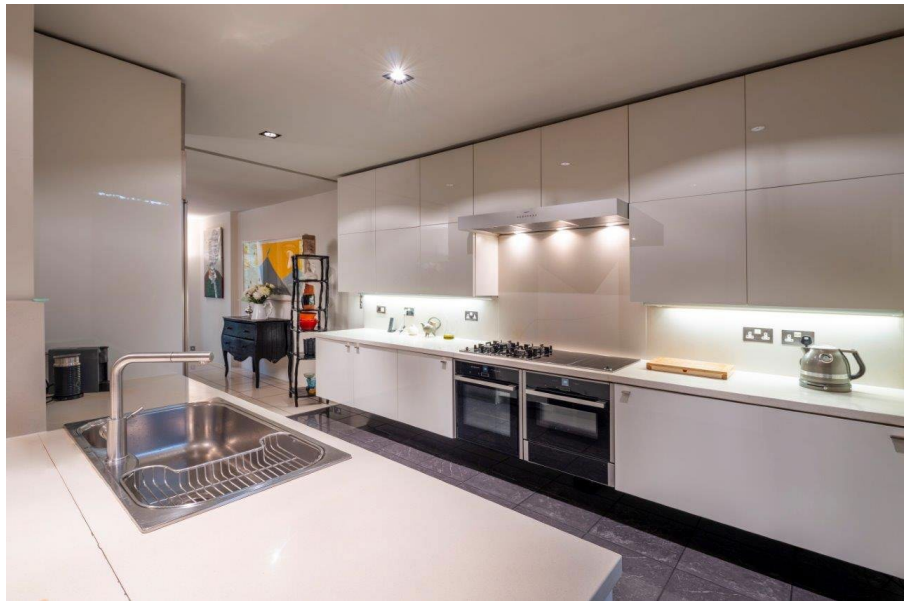
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Regent's Park Road,
Primrose Hill, NW1

Approximate gross internal area

315.49 sq m / 3,396 sq ft

(Including Plant Room, Eaves Storage & Restricted Height Under 1.5m & Excluding Stores)

Eaves Storage & Restricted Height Under 1.5m

4.92 sq m / 53 sq ft

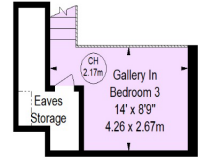
Stores

4.65 sq m / 50 sq ft

Plant Room

5.67 sq m / 61 sq ft

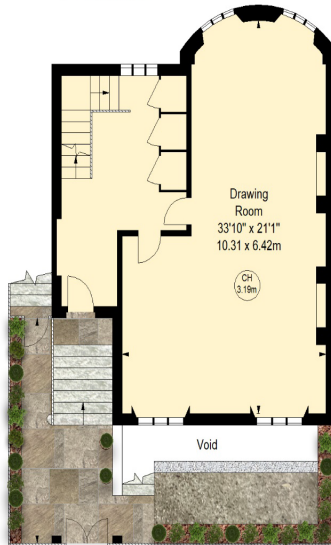
Key:
CH - Ceiling Height



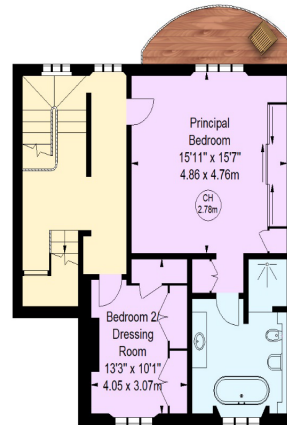
Third Floor



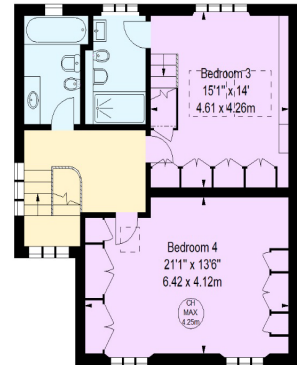
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(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.