



REGENT'S PARK ROAD

PRIMROSE HILL, LONDON, NW1

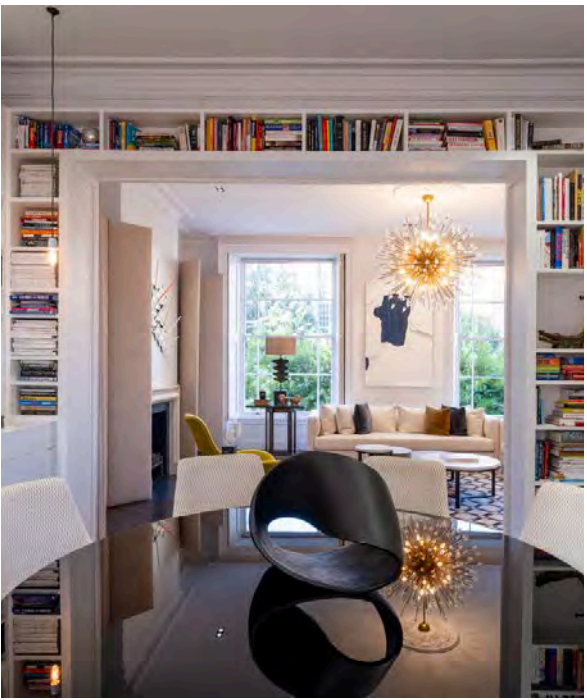


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PRIMROSE HILL,
LONDON, NW1

THIS SUBSTANTIAL 5-BEDROOM PERIOD HOME (397 SQ M / 4,274 SQ FT) OFFERS GENEROUS FAMILY ACCOMMODATION, WITH THE ADDED BENEFIT OF A SOUTHWEST-FACING REAR GARDEN AND ROOF TERRACE.





Presented in excellent condition throughout, with plenty of natural light and high ceilings, the home boasts grand entertaining spaces and a wealth of period features.





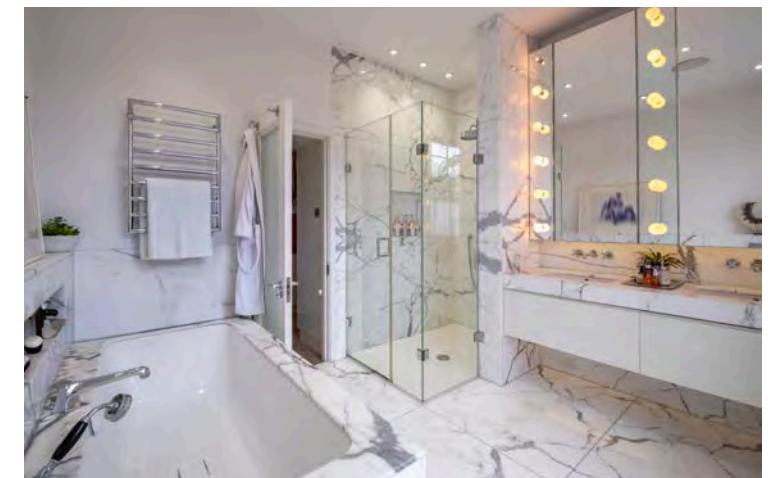
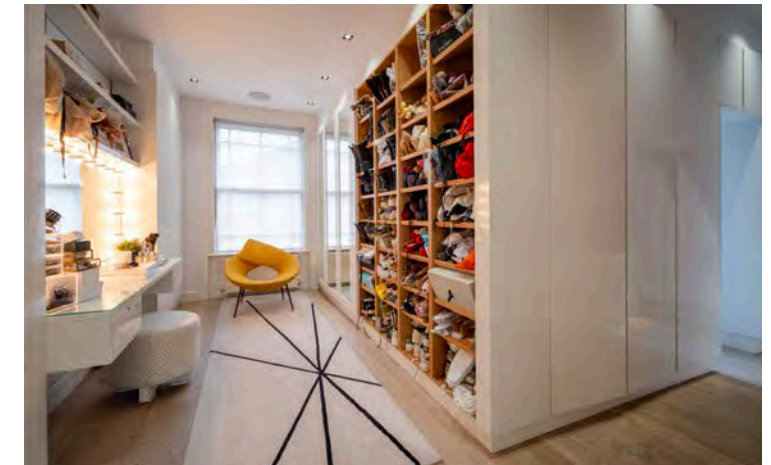


ACCOMMODATION

- Principal Bedroom with 2 x Dressing Rooms and En-Suite Bathroom
- 3 Further Bedrooms (1 with En-Suite Shower Room)
- Family Shower Room
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Family Room
- 2 x Guest Cloakrooms
- Self-Contained Studio comprising of Bedroom 5/Gym with Shower Room
- Utility Room

AMENITIES

- Garage
- Rear & Front Garden
- Terrace
- Balcony
- Plant Room
- Garden Store



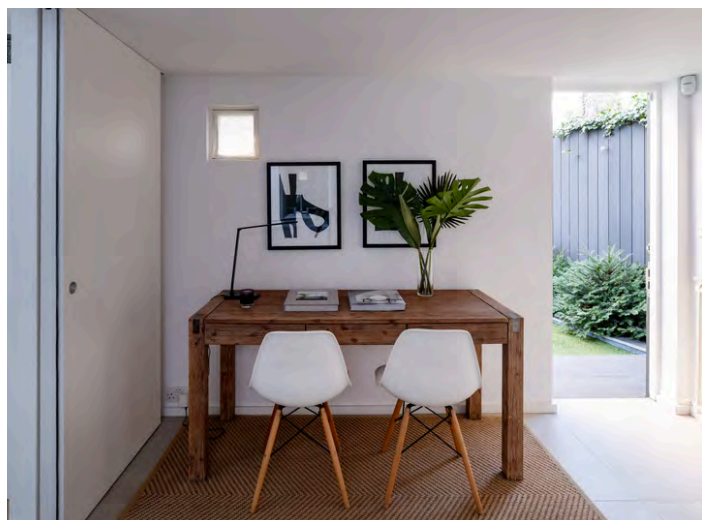
The principal suite occupies the entire first floor, complete with two dressing rooms, an en-suite bathroom, and access to a southwest-facing balcony.



There are three further double bedrooms, two bathrooms (one en-suite), and a playroom/study with access to a roof terrace.

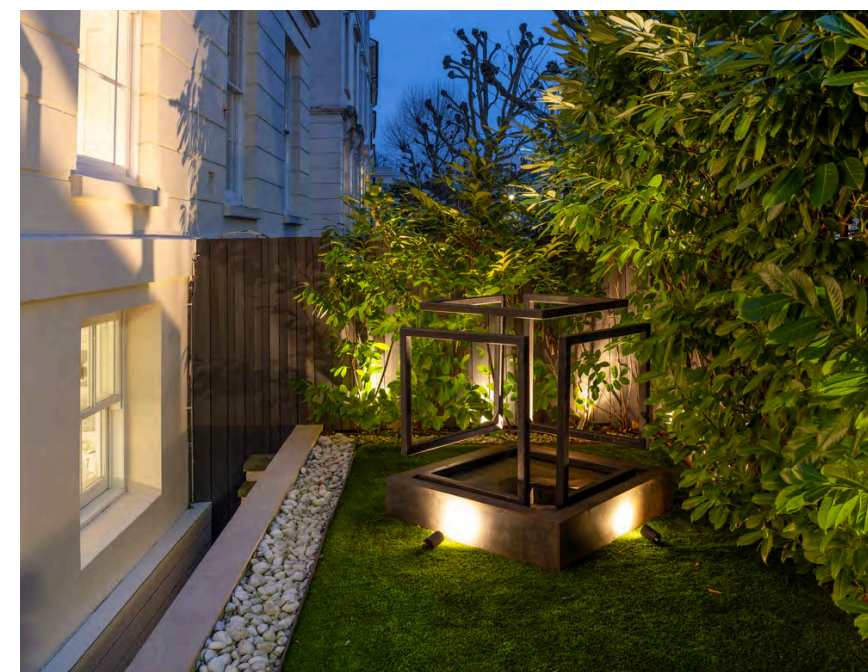
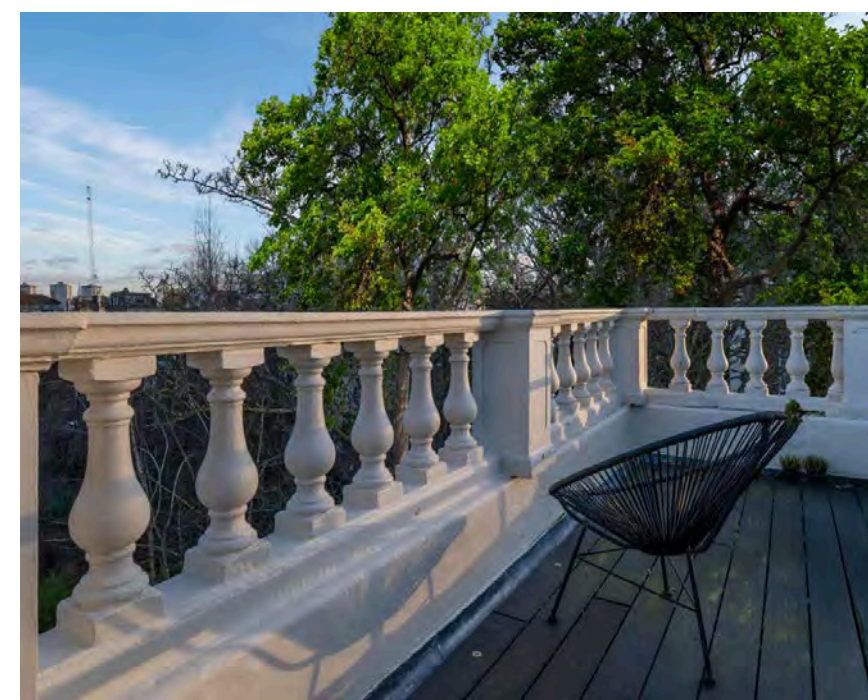


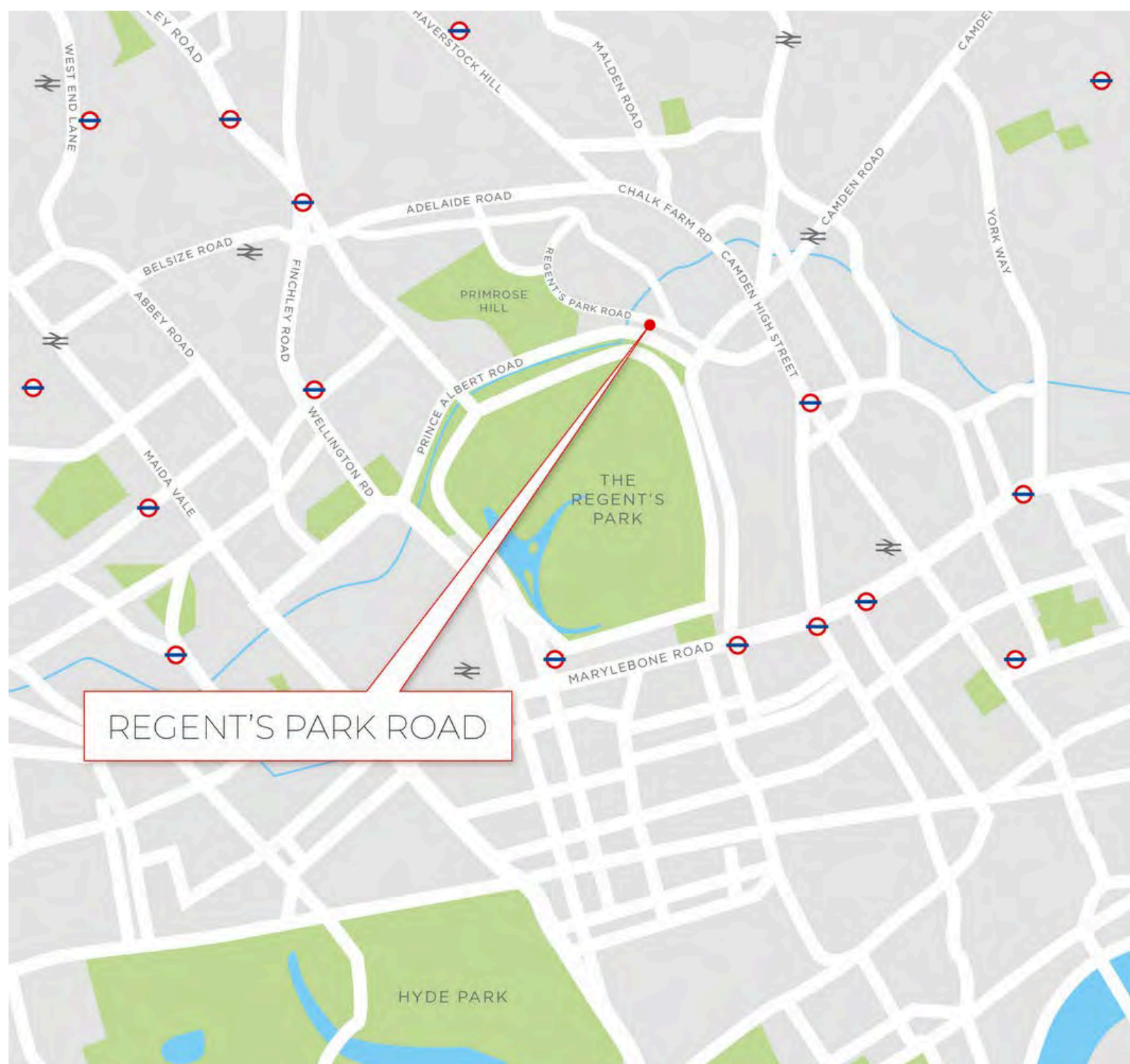




Further benefits include a private garage and, at the rear of the garden, a spacious sky-lit self-contained studio (Bedroom 5 / Gym) and shower room.







Regent's Park Road is perfectly positioned, offering cityscape views of Primrose Hill Park and, just a little further, Queen Mary's formal gardens in Regent's Park. Primrose Hill village is nearby, where you can enjoy a range of independent shops, boutiques, and charming restaurants. Alternatively, Camden, equally close, is famous for its diverse markets, trendy fashion, and vibrant counterculture, along with a wide selection of independent shops and iconic music venues.

Transport links include Camden Town and Chalk Farm Stations (Northern Line), with nearby buses serving locations across W1. Regent's Canal offers a picturesque cycle route west to Little Venice and east to King's Cross and Hoxton. Additionally, it's just a 30-minute stroll through Regent's Park to reach Marylebone and Fitzrovia.

Regents Park Road,
Primrose Hill, NW1
Approximate gross internal area

397.05 sq m / 4,274 sq ft

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

Garage & Studio

52.02 sq m / 560 sq ft

Void

8.18 sq m / 88 sq ft

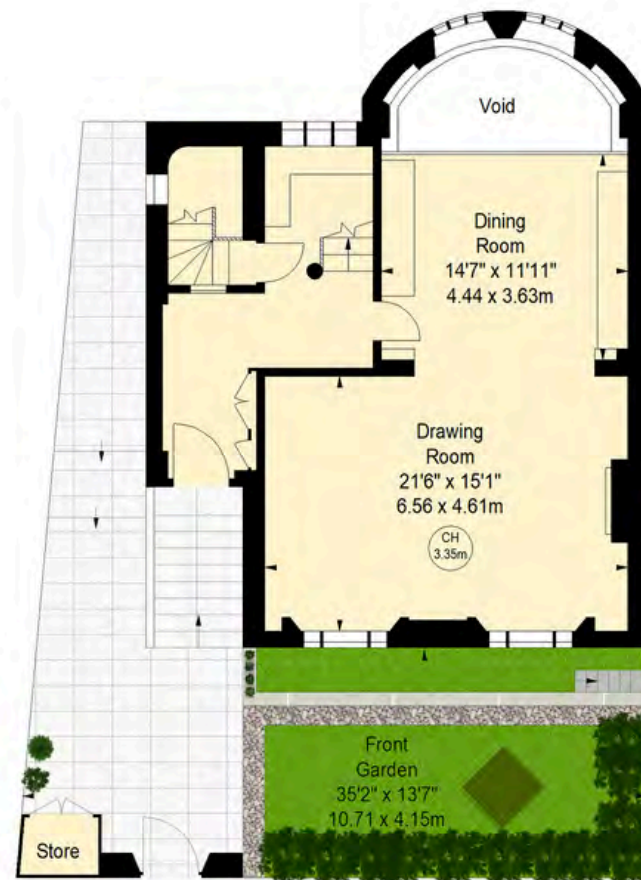
Eaves Storage & Restricted Height Under 1.5m

31.49 sq m / 339 sq ft

Key :
CH - Ceiling Height



Garden Floor



Ground Floor



First Floor



Second Floor



Third Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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TENURE: FREEHOLD
COUNCIL TAX: CAMDEN (BAND H)
EPC: D
GUIDE PRICE: £7,950,000

SOLE SELLING AGENT

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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.