



## **HARLEY ROAD**

Primrose Hill  
London  
NW3

Asking Price  
£1,195,000

Joint Sole Agent

An exceptionally presented three bedroom apartment (90.3 sq m/972 sq ft) located on the second floor within a detached conversion.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

## HARLEY ROAD

Primrose Hill  
London  
NW3

Asking Price  
£1,195,000  
Subject To Contract

Joint Sole Agent

Leasehold 125 Years

Service Charge: £3,500 P/A

The apartment has been tastefully refurbished to an exceptional standard. It offer spacious accommodation comprising a bright, south-west facing reception/dining room, a separate kitchen, principal bedroom with en-suite, two further bedrooms and a family bathroom.

Harley Road is conveniently located a short walk from Swiss Cottage Underground Stations (Jubilee Line) and the various amenities and eateries of Finchley Road, St John's Wood, Belsize Park and the green open spaces of Regent's Park and Primrose Hill.



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## ACCOMMODATION

- Reception/Dining Room
- Separate Kitchen
- Principle Bedroom with en-suite
- Two further double bedrooms
- A family bathroom

## AMENITIES

- On street parking
- Share of Freehold

COUNCIL TAX: G

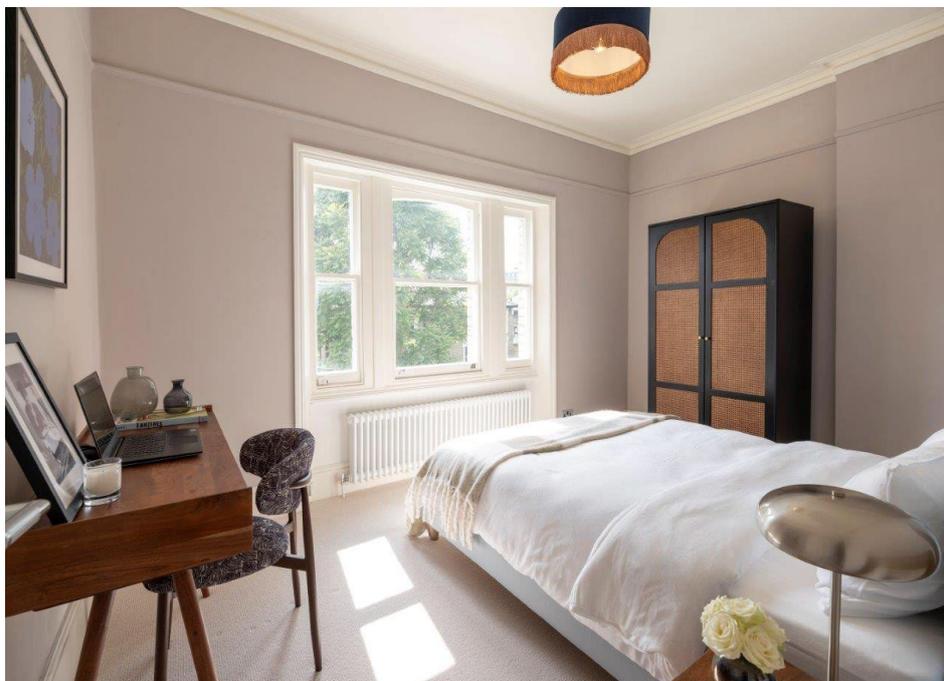
EPC RATING: D



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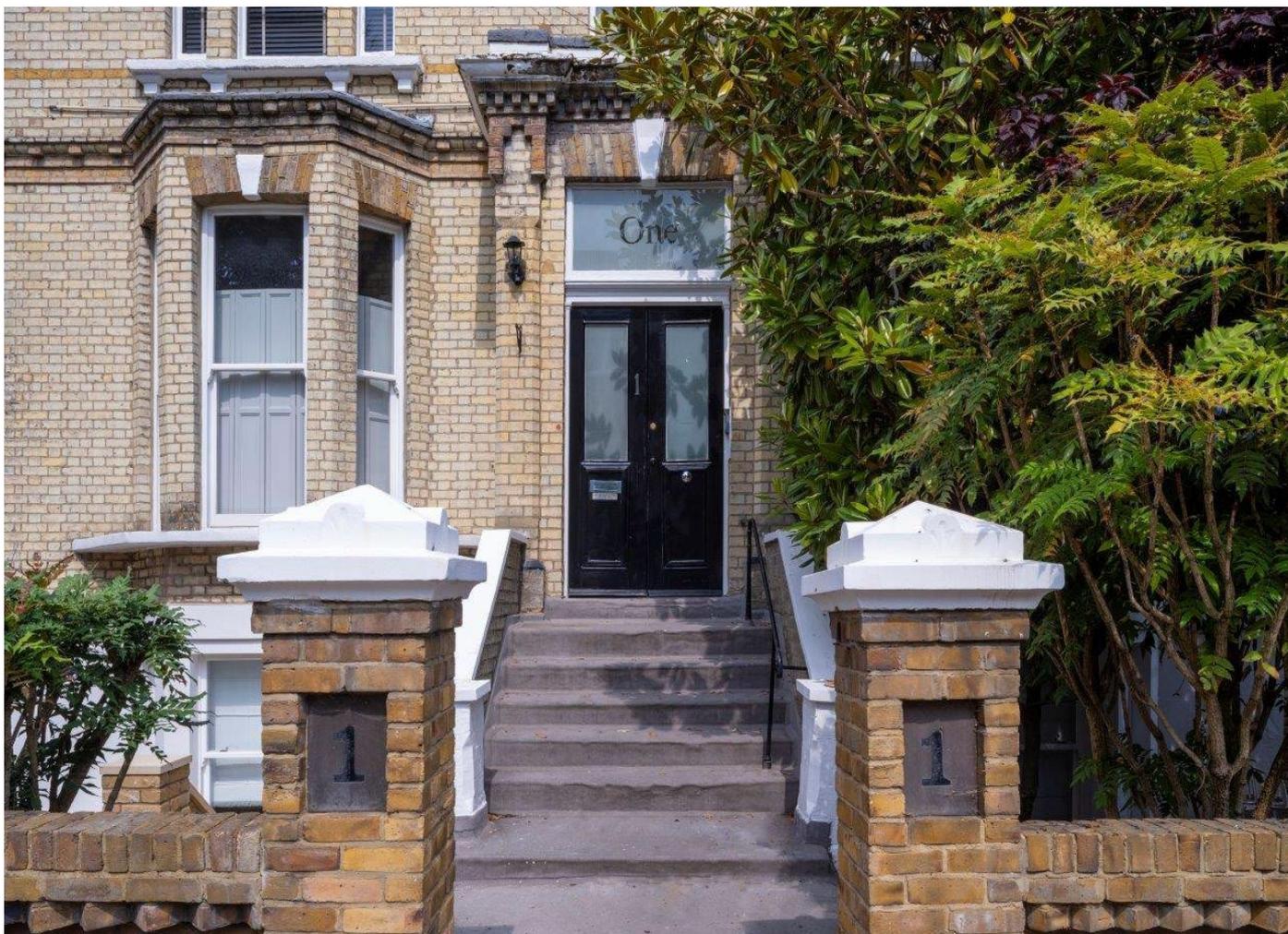
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# ASTON CHASE

## Harley Road, NW3

Approximate gross internal area

90.30 sq m / 972 sq ft

Key :  
CH - Ceiling Height

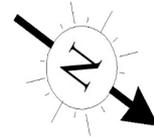
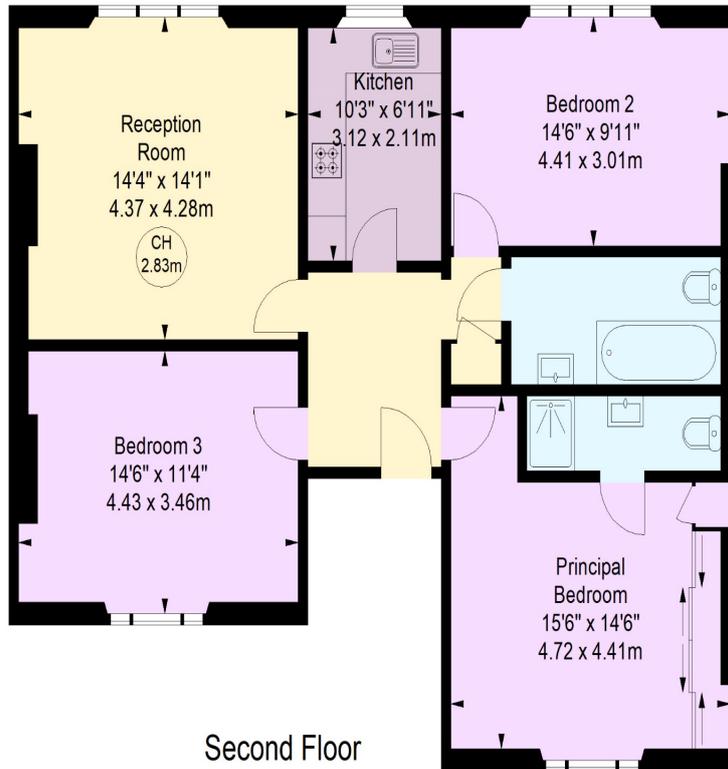


Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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.