



KING HENRYS ROAD

Primrose Hill
London
NW3

Asking Price
£3,950,000

Joint Sole Agent

This stunning duplex Apartment offers an outstanding blend of elegance and modern living, thoughtfully redesigned by the current owners to an exceptionally high standard.

The expansive open-plan Reception room features a Bulthaup B3 kitchen, Gaggenhau and Bora appliances and striking Terrazzo flooring, seamlessly connecting to a beautifully landscaped south-facing Garden (with automated irrigation and lighting systems).

The Garden also includes an impressive Studio Room —currently used as an Office/Gym — with extensive storage, a concealed kitchenette, underfloor heating, and a vented heating and cooling system, making it perfect year-round. The Studio benefits from electronic timber privacy shutters and features an irrigated sedum and wildflower green roof.

ASTON CHASE

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

astonchase.com

KING HENRYS ROAD

Primrose Hill
London
NW3

Asking Price
£3,950,000
Subject To Contract

Joint Sole Agent

Share of Freehold

The principal Suite impresses with its generous proportions and light, excellent storage, dedicated dressing/office area, and luxurious marble Bathroom.

Three additional Bedrooms all benefit from en-suite facilities, providing comfort and privacy for family or guests.

Additional features include: a Home Automation System to control entry, lighting, AV and temperature control (all accessible remotely); underfloor heating throughout; a well-designed Utility Room; and enhanced Security, featuring CCTV with infra-red night mode surrounding perimeter, toughened glass at garden side and Fingerprint Entry.

COUNCIL TAX: F

EPC RATING: C



ASTON CHASE

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

ACCOMMODATION

- Four bedrooms, all with en-suite bathrooms
- Principal suite with dressing room/study and marble bathroom
- Open-plan kitchen, living and dining area
- Guest WC
- Utility room with laundry and storage facilities
- Studio Room (Garden Building)

AMENITIES

- Bulthaup B3 kitchen with stainless steel surfaces and Bora/Gaggenau appliances
- Underfloor heating throughout (main residence and studio)
- Vented heating and cooling systems
- Home automation: lighting, climate, AV, and entry
- CCTV with infrared night vision and remote access
- Siedle entry system with fingerprint access
- Quooker hot tap and filtered water system
- Megaflo tank and water softener
- Integrated ceiling audio
- LED low-voltage lighting throughout
- Double-glazed windows (garden level toughened security glass)
- Burglar alarm with panic buttons and vibration sensors
- Sky-Frame minimal glazing system in Studio
- Automated irrigation and lighting systems in garden
- Green roofs with sedum and wildflower planting
- Garden storage
- No direct street access; fully enclosed garden for privacy and security

astonchase.com



ASTON CHASE

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

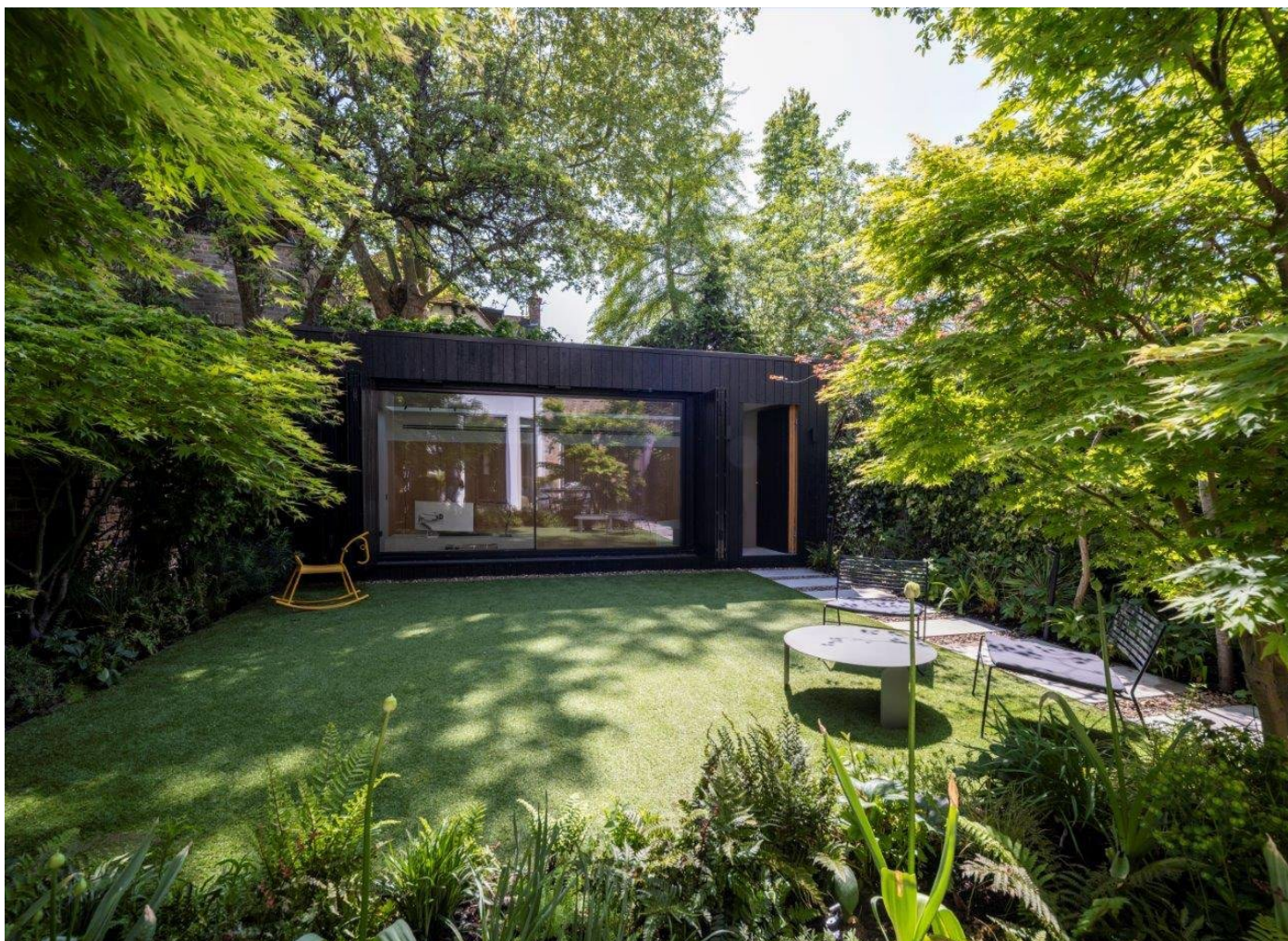
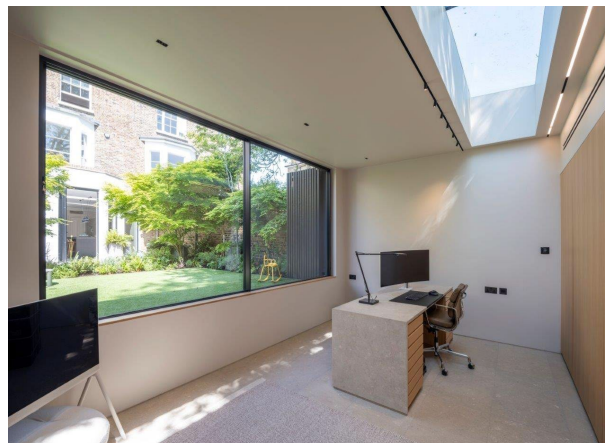
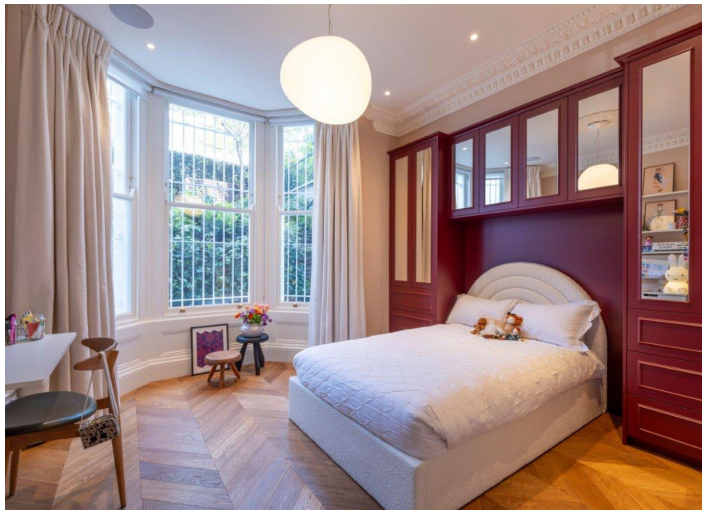
astonchase.com



ASTON CHASE

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

astonchase.com



ASTON CHASE

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

astonchase.com



ASTON CHASE

King Henrys Road, London, NW3

Approximate Gross Internal Floor Area = 217.4 q m / 2341 sq ft (Including Study)

Approximate Gross Internal Floor Area = 193.5 q m / 2083 sq ft

Study Area = 23.9 q m / 258 sq ft

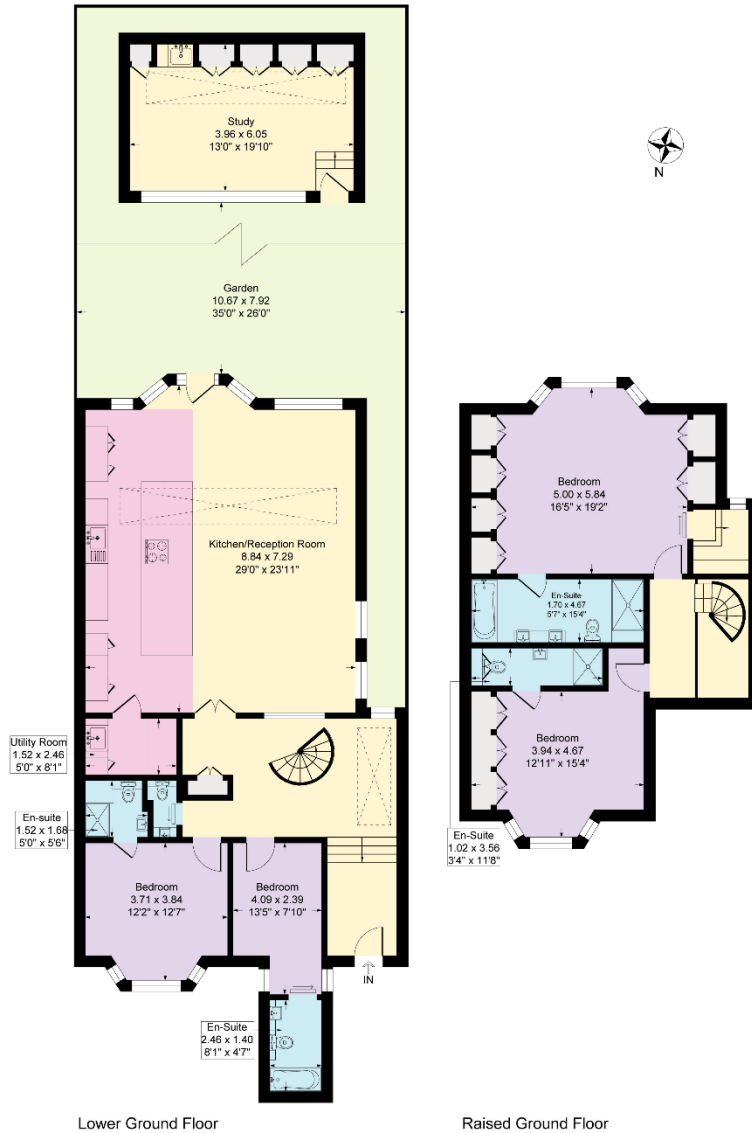


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

astonchase.com



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.