



REGENTS PARK ROAD

Primrose Hill
London
NW1

Asking Price
£6,750,000

Joint Sole Agent

An exceptional Victorian Terrace home (3,237 sq ft/300.72 sq m), positioned on one of Primrose Hill's most prestigious residential streets, moments from Regent's Park and the village atmosphere of Primrose Hill.

Arranged over four beautifully proportioned floors this elegant four-bedroom residence combines grand period architecture with sophisticated contemporary living. The house offers an outstanding balance of formal entertaining space, relaxed family accommodation, and private outdoor living, further enhanced by a spectacular roof terrace that offers wonderful privacy and excellent views.

The lower ground floor has been designed as the heart of the home, centred around an impressive 36 ft kitchen/reception room opening directly onto a landscaped rear garden. Generous dining and seating areas are complemented by extensive cabinetry, a large central island and separate utility accommodation, creating a highly functional yet beautifully social living environment.

ASTON CHASE

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Asking Price
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Subject To Contract

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Freehold

The raised ground floor provides a magnificent formal reception room extending over 42 ft in length, featuring exceptional ceiling volumes, tall sash windows, and an abundance of natural light throughout. This floor offers superb entertaining space with elegant proportions synonymous with the finest Primrose Hill houses.

The principal bedroom suite occupies the whole of the first floor and comprises a luxurious bedroom, dedicated dressing room and large family bathroom, creating an impressive private suite with a strong sense of scale and privacy.

The upper floor provides three further bedrooms together with additional bath and shower rooms, ideal for family living and guests. Above, a stunning roof terrace offers exceptional outdoor entertaining space with far-reaching rooftop views across Primrose Hill and the surrounding skyline.

The house has been comprehensively refurbished to an exacting standard, seamlessly blending restored period detailing with contemporary finishes and modern comfort, including air conditioning throughout.

Regents Park Road is regarded as one of North West London's premier addresses, ideally positioned for the open green spaces of Regent's Park and Primrose Hill, while also benefiting from the boutiques, cafés and restaurants of Primrose Hill Village, St John's Wood and Camden. Excellent transport connections are available via Chalk Farm, Camden Town and Swiss Cottage Underground stations.



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ACCOMMODATION

- Principal bedroom suite with dressing room
- Three further bedrooms
- Two further bathrooms
- Double reception room
- Large kitchen/reception room
- Utility room

AMENITIES

- Exceptional roof terrace
- Landscaped rear garden
- Air conditioning throughout
- Extensive storage
- Underfloor heating
- Tom Howley Handmade Kitchen
- Sub-zero and Woolf Appliances

COUNCIL TAX: H

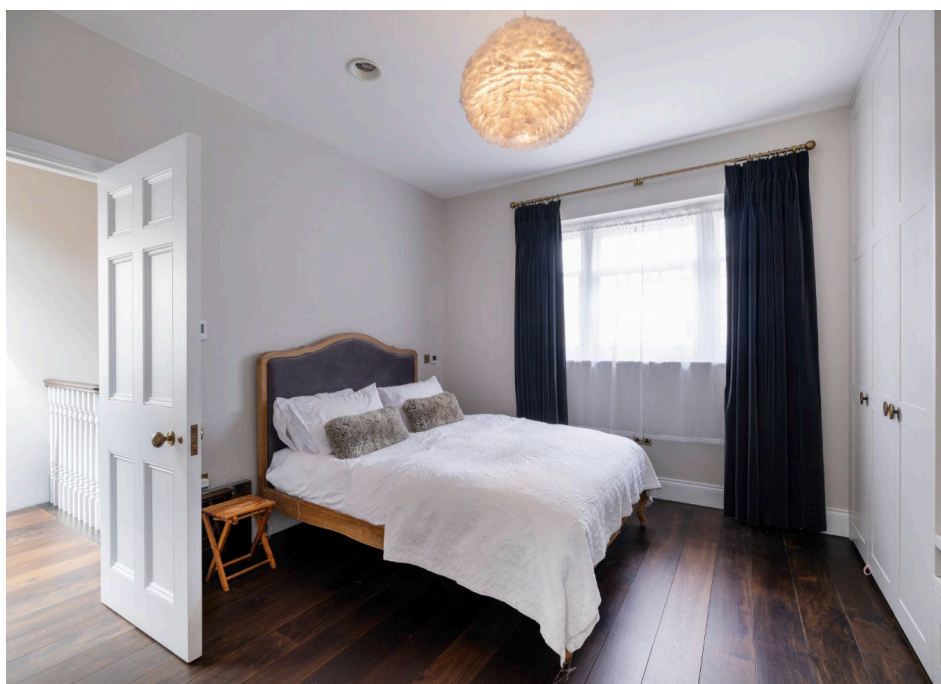
EPC RATING: D



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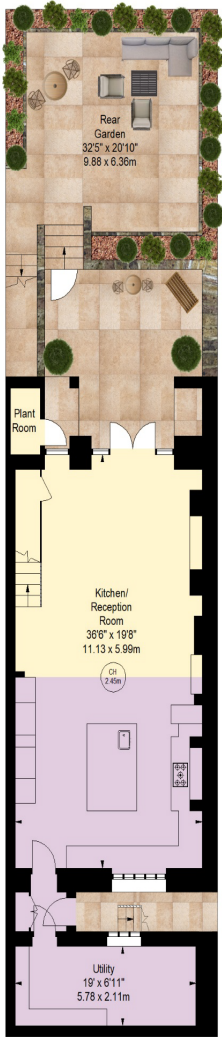


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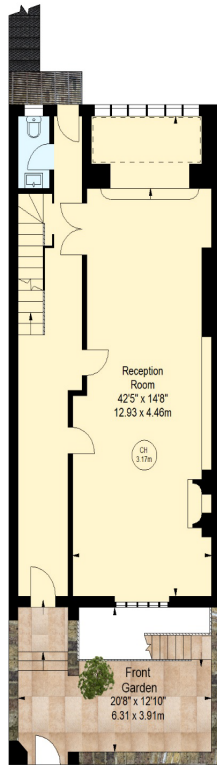
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Primrose Hill, NW1

Approximate gross internal area
300.72 sq m / 3237 sq ft
(Including Plant Room & Excluding Storages)

Storages
25.83 sq m / 278 sq ft
Plant Room
1.67 sq m / 18 sq ft

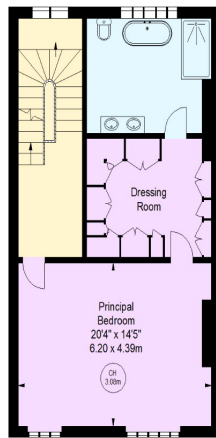


Lower Ground Floor

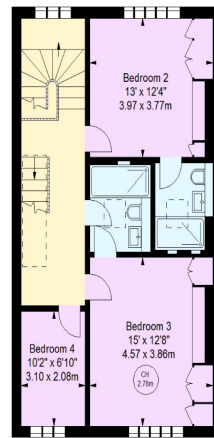


Ground Floor

Key :
CH - Ceiling Height



First Floor



Second Floor



Third Floor

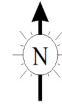


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.