



LOWER MERTON RISE

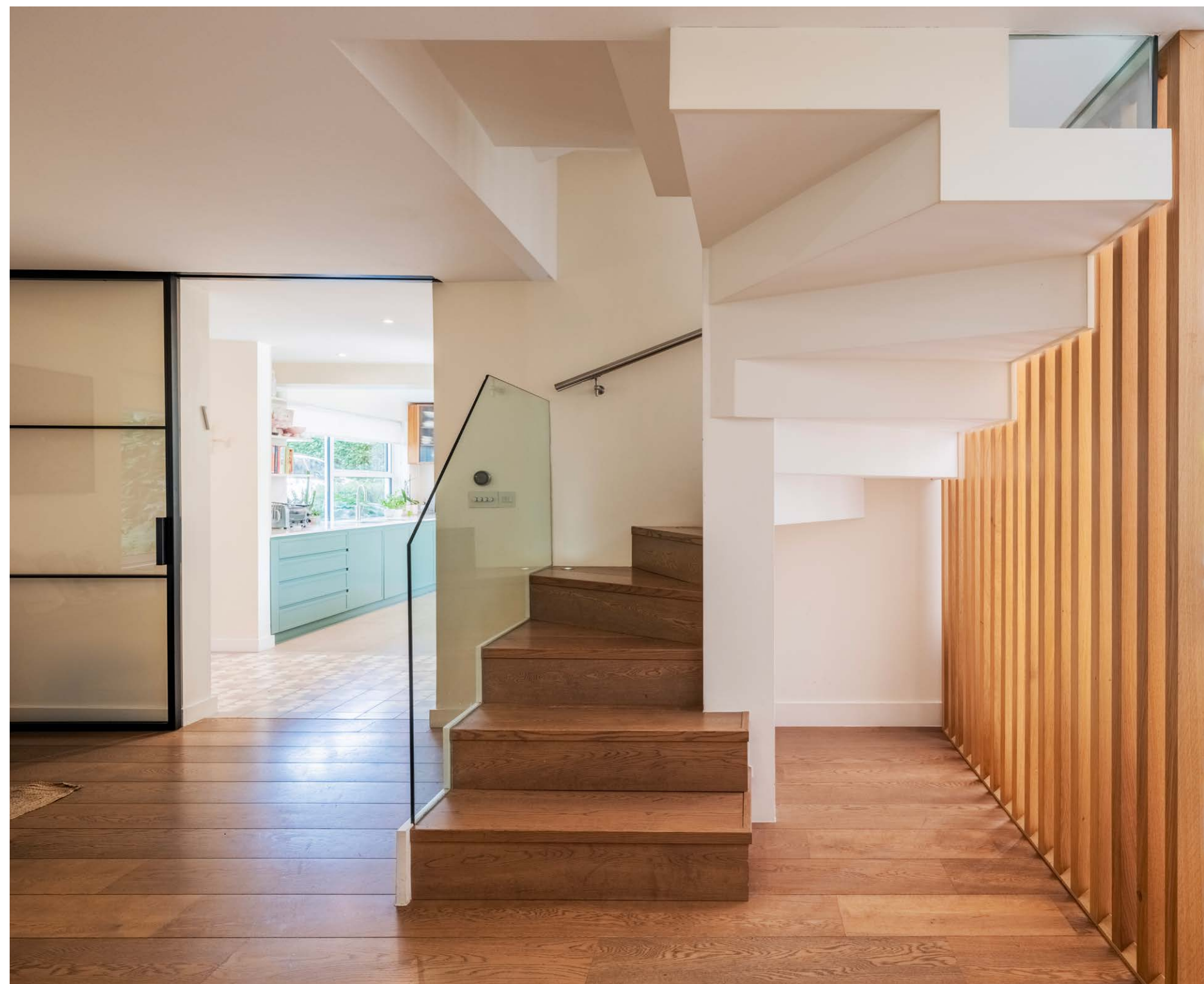
PRIMROSE HILL • LONDON NW3

LOWER MERTON RISE

PRIMROSE HILL
LONDON NW3

AN EXCEPTIONAL SUPERBLY PRESENTED LOW BUILT FIVE-BEDROOM CONTEMPORARY FAMILY HOME (196.86 SQ M/2,119 SQ FT) DISCREETLY SITUATED BEHIND A HIGH HEDGE CREATING AN EXCLUSIVE ENCLAVE AND AFFORDING CONSIDERABLE PRIVACY.

THE ICONIC PRIMROSE HILL (62 ACRES), THE SECOND HIGHEST NATURAL POINT IN LONDON, IS JUST A TWO MINUTE WALK AWAY.





Arguably one of the most desirable homes forming part of the wider Chalcot Estate, this stylish property benefits from a driveway providing private off-street parking for 3-4 vehicles and direct access to fabulous secure south west communal gardens approached via a charming private courtyard garden.

ACCOMMODATION

- Principal Bedroom with Dressing Area and En-Suite Shower Room
- 4/5 Further Bedrooms
- Family Bathroom
- 2 Further Shower Rooms (1 En-Suite)
- Open Plan Reception/Dining Room
- Music Room/Bedroom 5
- Kitchen/Breakfast Room
- Guest Cloakroom

AMENITIES

- Gas Central Heating
- Partial Air Conditioning
- Courtyard Garden with Electric Sun Awning and direct access to 0.174 acre Communal Gardens
- Private Off-Street Parking for 3-4 Vehicles
- Eligibility for Resident's Parking Permits
- Large Storage Shed
- First Floor Balcony Accessible from the Principal Bedroom
- Fitted Speakers
- Video Entryphone
- Burglar Alarm
- Utility Cupboard on Second Floor
- Electric Glass Rooflight on Second Floor Landing



Lower Merton Rise is superbly located within easy walking distance of the shops and eateries of England's Lane, Belsize Park, the eclectic shops, restaurants and cafés of vibrant Regent's Park Road, Primrose Hill whilst Belsize Park Underground Station (Northern Line) is 0.8 miles away, Chalk Farm Underground Station (Northern Line) 0.6 miles and Swiss Cottage Underground Station (Jubilee Line) just 0.5 mile.











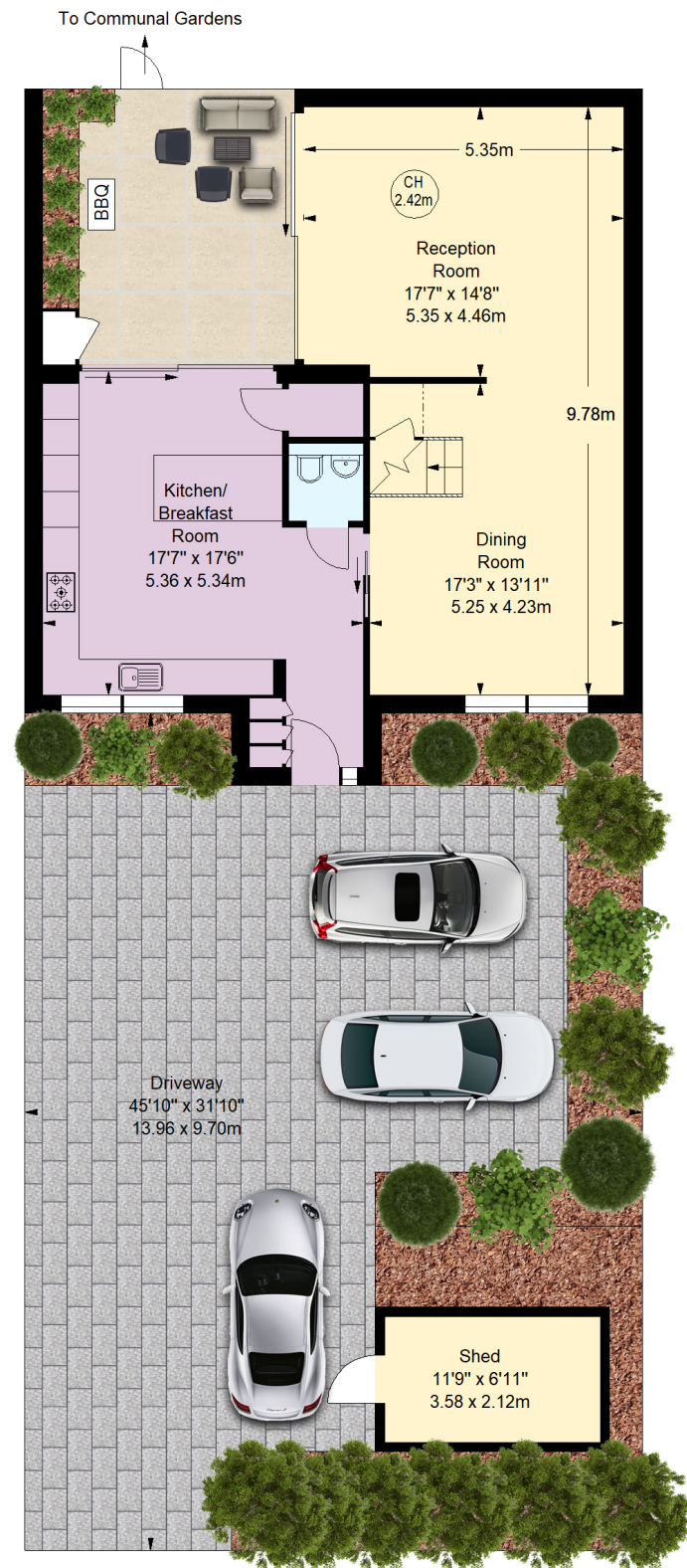




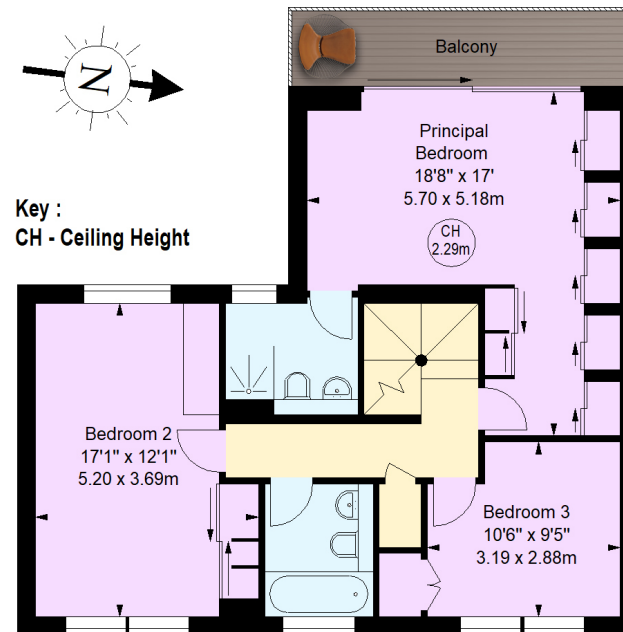




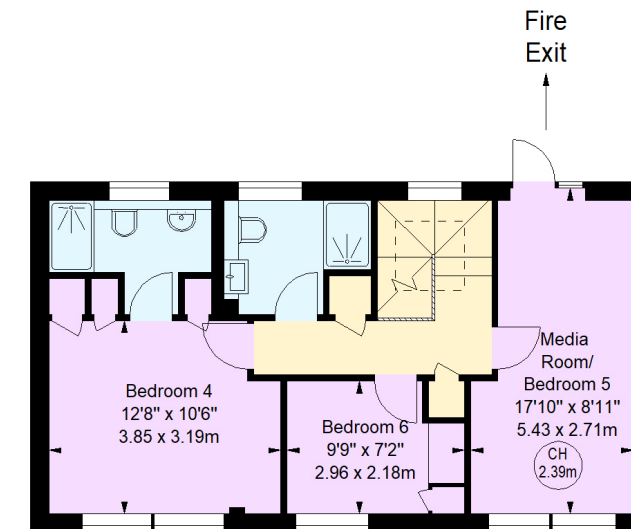




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area
 2,119 sq. ft / 196.86 sq. m
 (Excluding Shed)
 Shed 82 sq. ft / sq. m
 Communal Gardens Size Approx. 0.174 Acres

FREEHOLD

GUIDE PRICE: £2,750,000

COUNCIL TAX: CAMDEN (BAND G)

EPC: C

SOLE SELLING AGENT

ASTON CHASE

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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.