



# A beautiful town house in the heart of Primrose Hill

**Oppidans Road, Primrose Hill, London, NW3**

Guide £2,395,000, Freehold



- Townhouse • Communal garden • Off-street parking
- Balconies • Underfloor heating throughout the ground floor

### Local Info

Oppidans Road is located in the heart of leafy Primrose Hill and approximately 150 ft away from the green open spaces of Primrose Hill. This charming neighbourhood offers an abundance of independent cafes, shops, gastro pubs and restaurants that is located approximately 0.3 miles away. Chalk Farm Underground Station (Northern Line) is approximately 0.3 miles as well as various bus links into Central London. St Paul's C of E Primary School is approximately 0.1 miles away.

### About this property

This impressive 4/5 bedroom end of terrace townhouse underwent an extensive refurbishment in 2016. The ground floor has been extended at the rear and offers a spacious eat-in kitchen/reception room that leads on to a communal garden. The first floor is arranged as two further reception rooms, both benefiting from a balcony. The second floor accommodates a superb master suite and a second bedroom with a further 2 bedrooms and a bathroom on the top floor. Additional benefits include underfloor heating throughout the ground floor, two guest cloakrooms, a generous utility room and off-street parking.

### Tenure

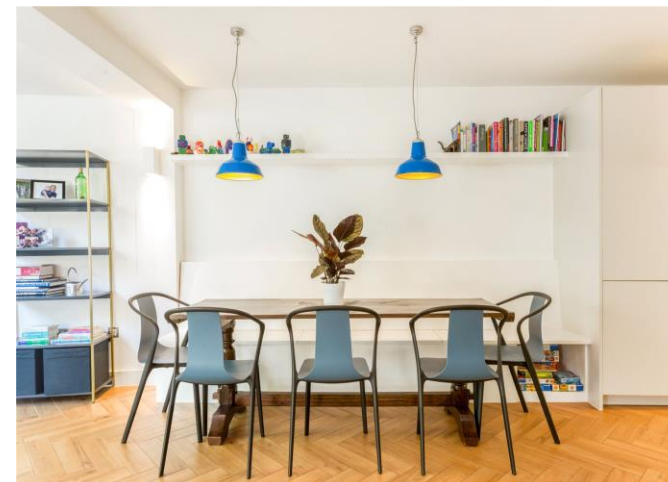
Freehold

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office. Telephone: +44 (0) 20 3428 2900.







Oppidans Road, Primrose Hill, London, NW3  
Gross Internal Area 2221 sq ft, 206.3 m<sup>2</sup>


Elias Raymond  
Primrose Hill  
+44 (0) 20 3428 2900  
elias.raymond@savills.com

 onTheMarket.com |  savills | savills.co.uk

Approximate Area = 206.3 sq m / 2221 sq ft  
Including Limited Use Area (2.6 sq m / 28 sq ft)  
Patio Area = 5.7 sq m / 61 sq ft  
For identification only. Not to scale.  
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 241889

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190919EDCO

