



A recently refurbished bright and spacious two bedroom duplex apartment with a balcony

Edis Street, London, NW1

Guide Price £2,000,000 Share of Freehold

savills

- **Bright and spacious** • **Beautiful duplex apartment**
- **High ceilings throughout** • **Separate utility cupboards** • **Guest cloakroom** • **Share of Freehold**

About this property

A beautifully refurbished two double bedroom, two en-suite bathroom upper maisonette in the heart of Primrose Hill benefitting from private ground floor entrance, with own front door. The property was recently refurbished and comprises an elegant reception room with floor to ceiling windows, feature fireplace and surround sound system, separate fully fitted kitchen with granite worktops and a dining area. Additional benefits include vaulted ceilings in both bedrooms as well as fully-fitted storage, wooden flooring throughout, mezzanine level, balcony, guest cloakroom and separate utility cupboard.

Local Information

Edis Street is located in the leafy Primrose Hill and is approximately 0.2 miles away from the green open spaces of Primrose Hill and Regent's Park. This charming neighborhood offers an abundance of independent cafes, shops, gastro pubs and restaurants on Chalcot Road as well as being approximately 0.3 miles from the independent shops cafes and restaurants on Regents Park Road. The property is ideally situated for the many local schools in the area such Primrose Hill Primary School which is across the road and St. Paul's Primary School which is approximately 0.4 miles away. Transport links include Chalk Farm Underground Station and Camden Town Underground Station (Northern Line) which are both approximately 0.5 miles away as well as various bus links into Central London.

Tenure

Share of Freehold (993 underlying leasehold years remaining)

Local Authority

London Borough of Camden

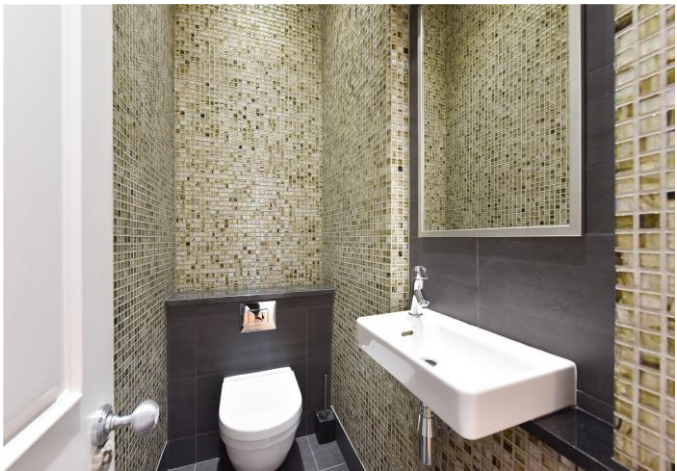
Energy Performance

EPC Rating = D

Viewing

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



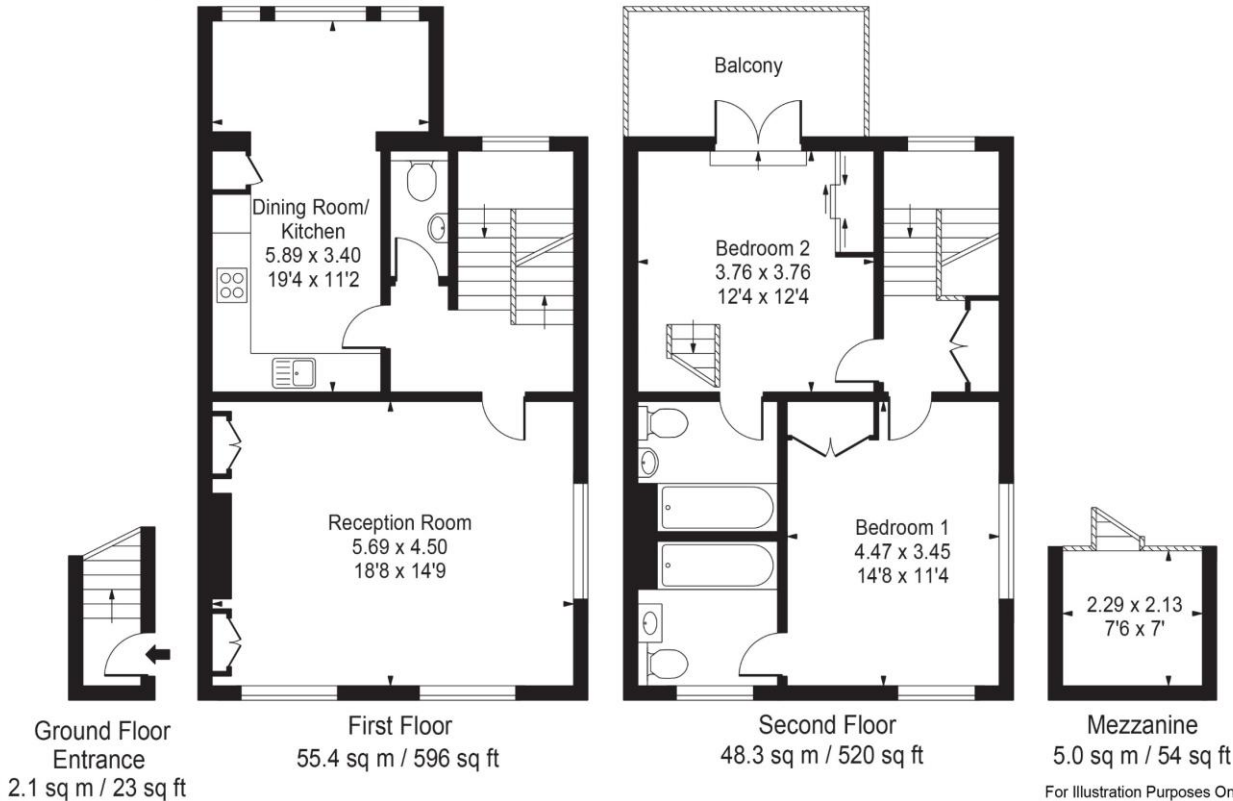


Edis Street, London, NW1
Gross Internal Area 1209 sq ft, 112.3 m²

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Edis Street
Gross Internal Area(Approx)
Total = 112.32 Sq m / 1209 Sq ft



For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	70
England, Scotland & Wales		
EU Directive 2002/91/EC		

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