



A charming period Grade II Listed terraced house

Rothwell Street, Primrose Hill, London, NW1

£3,625,000 Freehold



Charming period terraced house • Large open plan kitchen/reception room • Feature fire place • Patio garden
• Planning permission to extend

Local Information

Located in a peaceful turning between Regents Park Road and Chalcot Crescent the property is approximately 100 meters from the charming shops and cafes of Primrose Hill village. The green open spaces of Primrose Hill and Regent's Park are equally close by. The transport links of Chalk Farm and Camden Town Underground stations (Northern Line) are both approximately half a mile away.

About this property

Situated on one of Primrose Hills' most desirable roads is a beautiful four bedroom, three bathroom family home with a south facing patio garden. The property boasts many original features and benefits include a large open plan kitchen/dining room, utility room and a further double reception room. There is an elegant master bedroom suite with high ceilings, floor to ceiling windows and beautiful cornicing as well as three further bedrooms and two bathrooms. The property has the potential to change the layout to your individual needs and has planning permission to extend.

Tenure

Freehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = E

Viewing

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





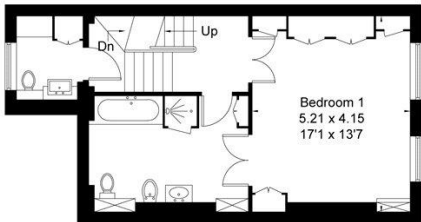
Rothwell Street, Primrose Hill, London, NW1
Gross Internal Area 2190 sq ft, 203.5 m²

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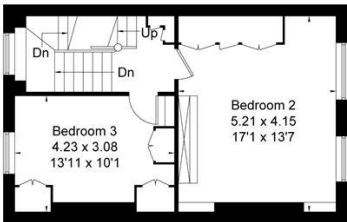
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Rothwell Street

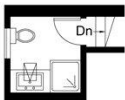
Gross Internal Area (approx) = 197.1 sq m / 2121 sq ft
Store = 6.4 sq m / 69 sq ft
Total = 203.5 sq m / 2190 sq ft
For identification only. Not to scale.
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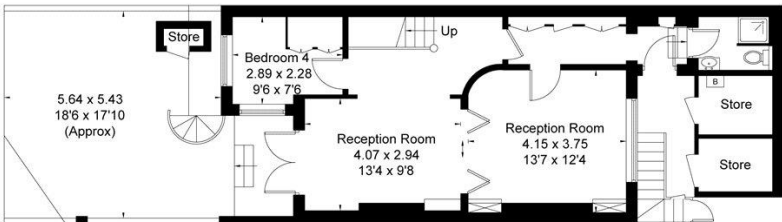
First Floor



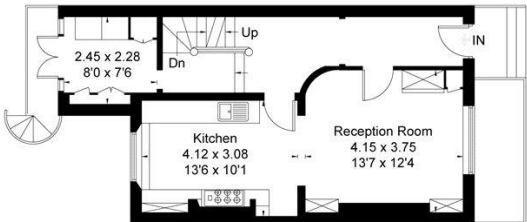
Second Floor




Third Floor



Lower Ground Floor



Ground Floor

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		44	72
England, Scotland & Wales		EU Directive 2002/91/EC 	

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