



# A stunning four bedroom maisonette in Primrose Hill

**Regents Park Road, Primrose Hill, London, NW1**

Guide Price £ 2,395,000 Leasehold, approximately 88 years remaining



- Moments from Primrose Hill • Large roof terrace
- Beautiful condition • Split level • Wooden floors
- Open plan kitchen/reception room

### Local Information

Regents Park Road is a wide residential street within the Primrose Hill Conservation Area, with its charming shops and cafes on it's doorstep. The green open spaces of Primrose Hill is approximately 200 ft away and Regent's Park is approximately 0.3 miles away. The transport links of Chalk Farm underground stations and multiple bus routes (Northern Line) are both approximately 0.3 miles away.

### About this property

A beautifully presented maisonette set over the first, second and third floors of a period building on Regents Park Road in the very heart of Primrose Village. Features include an open plan kitchen reception room, leading onto a play room/dining room. There is an impressive principal bedroom with a beautiful en-suite, two further double bedrooms and a study/nursery. Further benefits include a family bathroom, a separate WC, a private roof terrace with panoramic views of London. The property has a laundry area, extensive storage and its own private entrance. There is also planning permission for an extension to the fourth bedroom.

### Tenure

Leasehold

### 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.







Regents Park Road, Primrose Hill, London, NW1  
Gross Internal Area 1738 sq ft, 161.5 m²

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


 |  savills | savills.co.uk

Regents Park Road, NW1

Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID542450)

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>		
(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		
	59	76
England, Scotland & Wales	EU Directive 2002/91/EC 	

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