



**A BEAUTIFULLY MAINTAINED 5 BEDROOM FAMILY HOUSE LOCATED IN THIS  
POPULAR TREE LINED ROAD IN PRIMROSE HILL**

BERKLEY ROAD  
PRIMROSE HILL, LONDON, NW1

**Guide Price £4,450,000 - Freehold**





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- Moments from Primrose Hill High Street
- Beautiful condition • Garden • Residents parking
  - 0.1 miles from Primrose Hill

5 Bedrooms • 2 Bathrooms • 2 Receptions

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### Situation

Located in a peaceful turning between Regents Park Road and Chalcot Crescent the property is approximately 141 ft from the charming shops and cafes of Primrose Hill village. The green open spaces of Primrose Hill (0.1 mile) and Regent's Park (0.4 mile) are equally close by. The transport links of Chalk Farm and Camden Town Underground stations (Northern Line) are both approximately half a mile away.

### Description

Arranged over 4 floors, the house retains many period features whilst offering flexible accommodation. Features include a 26' formal reception room, 5 bedrooms, a 28' rear garden and a private roof terrace.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.







## Berkley Road, Primrose Hill

Gross Internal Area (approx) = 219 sq m / 2357 sq ft

Store = 3.4 sq m / 37 sq ft

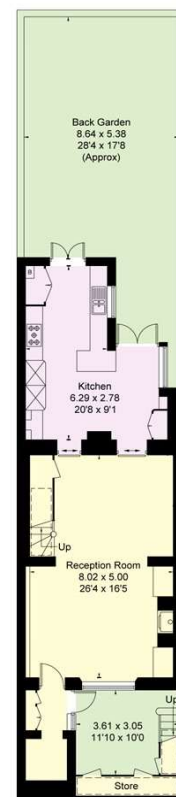
**Total = 222.4 sq m / 2394 sq ft**

(Of which 5.3 sq m / 57 sq ft is restricted head height)

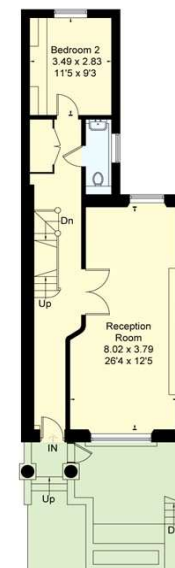
Terrace Area = 20.0 sq m / 215 sq ft

For identification only. Not to scale.

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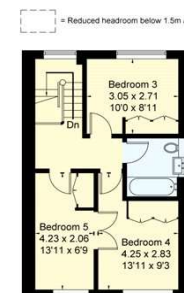
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor





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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>	47	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC