



A well presented three bedroom apartment

Sharpleshall Street, Primrose Hill, London, NW1

£1,150,000 Leasehold, Approximately 93 years remaining



located in the heart of Primrose Hill Village • set on the first and second floor • wooden floors • double glazing • good condition

Local Information

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.

About this property

Set on the first and second floor of this well located purpose built block is this beautiful three bedroom flat. Features include a large reception leading to a separate kitchen (which can also be accessed from the hallway), three large bedrooms with fitted wardrobes Further benefits include a family bathroom and an en-suite shower room, wooden floors, double glazing and a separate storage cupboard.

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.





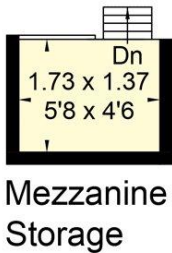
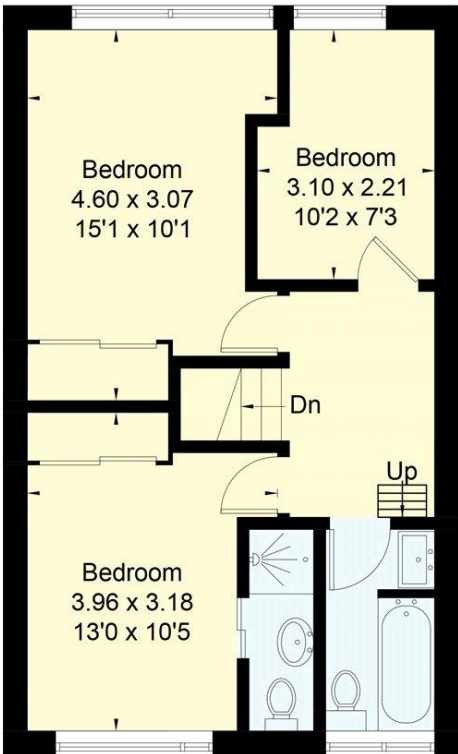
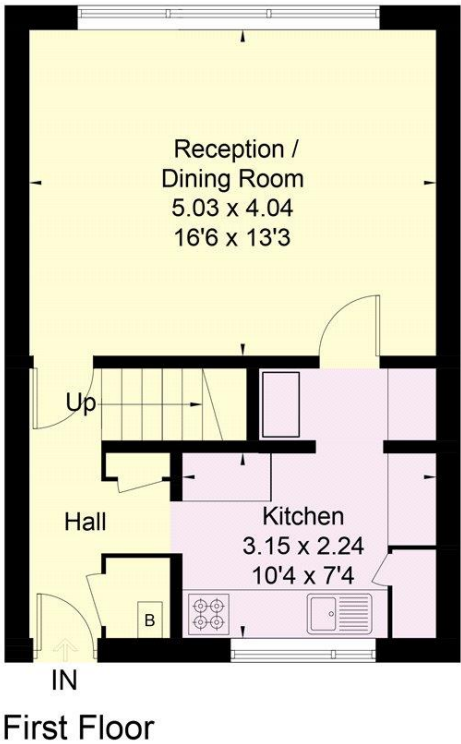
Sharpleshall Street, Primrose Hill, London, NW1
Gross Internal Area 915 sq ft, 85 m²

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Sharpleshall Street, NW1

Gross Internal Area (approx) = 82.1 sq m / 884 sq ft
Mezzanine Storage = 2.4 sq m / 26 sq ft
Total = 84.5 sq m / 910 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	66	74
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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