



A superb duplex apartment with elegant entertaining space and a beautiful private garden

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

Guide Price £2,795,000 Share of Freehold





- Duplex apartment • Private garden • Period features
- Beautiful glass extension • Conveniently located in the heart of Primrose Hill

### Local Information

Regents Park Road is a wide residential street within the Primrose Hill Conservation Area, with the green open spaces Primrose Hill park approximately 0.2 miles away and Regents Park approximately 0.1 miles away. The charming shops and cafes of Primrose Hill approximately 0.4 miles away as well as access to the vibrant Camden Town being approximately 0.2 miles away .

The transport links to Chalk Farm underground is approximately 0.6 miles away and Camden Town underground is 0.5 miles away. (Northern Line). The property also falls into the catchment of the Primrose Hill Primary School.

### About this property

An outstanding duplex apartment arranged on the ground and garden level of this beautiful period house with a private garden accessible from both floors. The property comprises an impressive double reception room with period features that lead on to a rear modern glass extension and kitchen area. The garden level offers a principle suite with dressing area and further three bedrooms (one en suite).

### Tenure

Share of Freehold

### Local Authority

London Borough of Camden

### Energy Performance

EPC Rating = To be confirmed

### Viewing

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





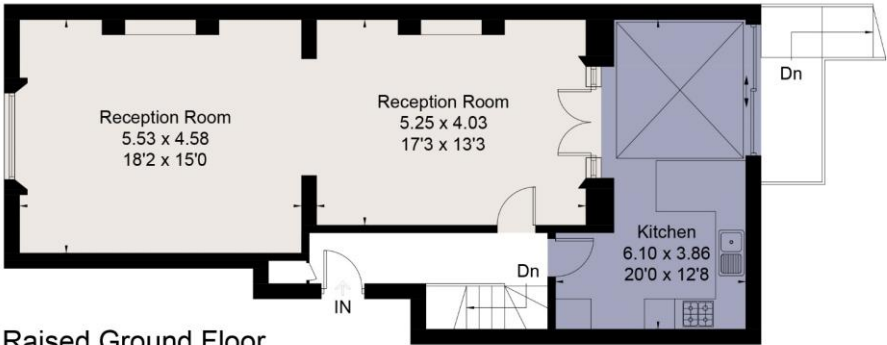


Regents Park Road, Primrose Hill, London, NW1  
Gross Internal Area 1901 sq ft, 176.6 m<sup>2</sup>

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Approximate Area = 176.6 sq m / 1901 sq ft  
For identification only. Not to scale.  
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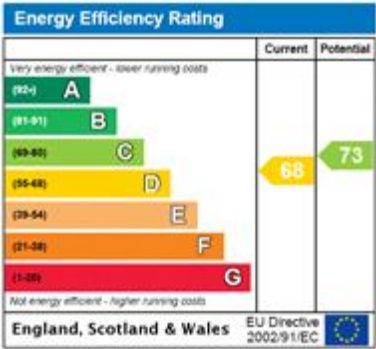


Raised Ground Floor



Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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