



A well-presented modern town house moments from Primrose Hill

Briary Close, Swiss Cottage, London, NW3

£1,895,000 Freehold



- Moments from Primrose Hill • Off-street parking • Smartly presented throughout • Modern townhouse • Private close •

Local Information

Located in a private development and approximately 0.4 miles from Swiss Cottage underground station (Jubilee line) and multiple bus routes on the Adelaide Road. The green open spaces of Primrose Hill park are approximately 0.5 miles away. There are multiple shops, cafes, and restaurants on the Finchley Road which is approximately 0.7 miles away. There are also numerous shops, restaurants locally as well a theatre and a farmers market. The UCL Academy is located approximately 0.3 miles away.

About this property

An extremely well presented modern townhouse arranged over three floors in a private close. Neighboring Swiss Cottage, Primrose Hill and Belsize Park the house is conveniently located for shops and conveniences. The ground floor offers a superb open-plan kitchen which leads on to the dining and reception area that leads on to a rear patio garden. The property also benefits a wonderful principal suite with four further bedrooms as well as two family bathrooms. There is a utility room and a guest WC. Additional benefits include off-street parking within the private development.

Tenure

Freehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office.

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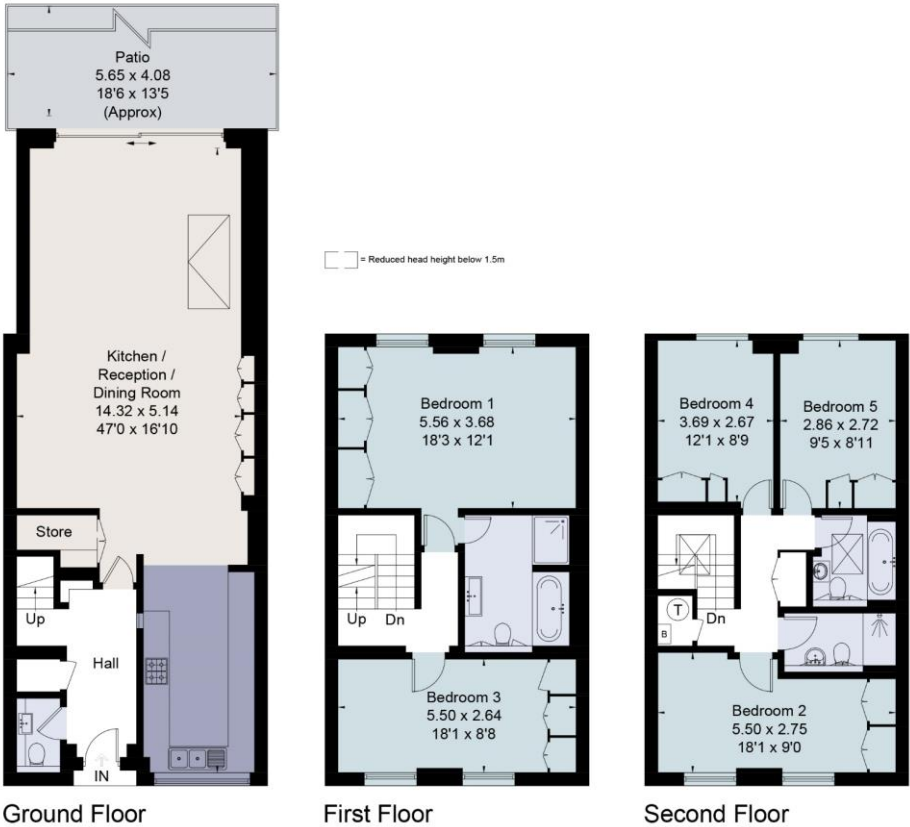


Briary Close, London, NW3
Gross Internal Area 1975 sq ft, 183.5 m²


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Approximate Area = 183.5 sq m / 1975 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)
For identification only. Not to scale.
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Ground Floor First Floor Second Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(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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