



A superb family home in a sought after village location.

Ainger Road, Primrose Hill, London, NW3

Guide price £4,295,000 Freehold

savills

Wood floors • Fire places • Ample entertaining space • Impressive city views • Freehold

Local Information

Ainger Road runs parallel to Regents Park Road where there is a selection of fashionable shops, cafes and restaurants. The entrance to Primrose Hill Park is at the top of Ainger Road and is approximately 420 ft away where you can enjoy great views over the London skyline. St Paul's Primary School is approximately 0.3 miles away. Chalk Farm Underground Station (Northern Line) and numerous bus routes is located approximately 0.3 miles from the property.

About this property

An impressive four bedroom period family house situated in the heart of Primrose Hill village. The property boasts well planned living accommodation comprising a spacious open plan reception / kitchen / dining room that leads on to a delightful patio garden with children's play area as well as a built in BBQ and eating area. There is a further double reception room with a separate dining area ensuring ample entertaining space throughout. There is a spacious principal suite occupying the entire first floor of the house as well as a further three bedrooms and a further two bathrooms. Additional benefits include two guest cloakrooms as well as a utility room, wine cellar, ample storage throughout and impressive city skyline views from the upper floors.

Tenure

Freehold

Local Authority

London Borough of Camden

Energy Performance

EPC Rating = E

Viewing

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





Ainger Road, Primrose Hill, London, NW3
Gross Internal Area 2976 sq ft, 276.5 m²

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Ainger Road
Gross Internal Area(Approx)
Total = 276.48 Sq m / 2976 Sq ft
Vaults = 5.81 Sq m / 63 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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