



A beautifully presented maisonette set within an impressive period conversion

Regents Park Road, Primrose Hill, London, NW1

Guide Price £1,850,000 Share of Freehold

savills

- **Stunning period conversion • Maisonette**
- **Abundance of natural light • Beautiful fireplace**
- **Private terrace**

About this property

A wonderful and rare opportunity to acquire an elegant two bedroom upper-maisonette situated on the second and third floors of an impressive period conversion on the sought after Regent's Park Road. Measuring 1,677 sq ft this well-appointed apartment features period charm, high ceilings, a private terrace, plus the additional benefit of a double aspect reception room and generous bedroom accommodation.

Local Information

Regents Park Road is a leafy residential street within the Primrose Hill Conservation Area, with the green open spaces of 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 approximately 0.5 miles away. (Northern Line). The property also falls into the catchment of the Primrose Hill Primary School.

Tenure

Share of Freehold

Local Authority

London Borough of Camden

Energy Performance

EPC Rating = D

Viewing

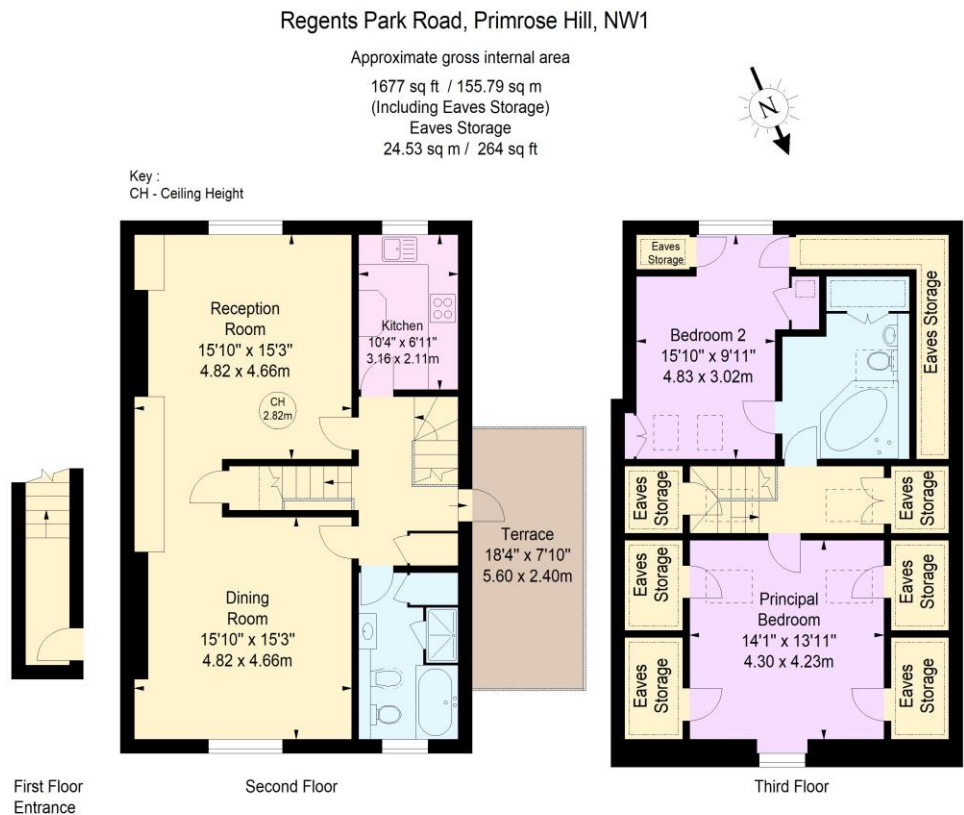
All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office.
Telephone: +44 (0) 20 3428 2900.





Regents Park Road, Primrose Hill, London, NW1
Gross Internal Area 1677 sq ft, 155.8 m²

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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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