

## **A DUPLEX PENTHOUSE WITH IMPRESSIVE VIEWS AND SECURE OFF STREET PARKING**

FLAT 46 THE HENSON  
OVAL ROAD, LONDON, NW1

**Guide Price £5,450,000 - Leasehold**





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- Reception Room • Kitchen/breakfast room
  - Master bedroom suite • 2 further bedrooms (both en suite) • 1 further bathroom
  - Bedroom/Study • Guest cloakroom • Utility room
    - Terraces (2000 sq ft)
    - 332 sq m (3,573 sq ft)
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### Situation

The Henson is excellently located on Oval Road, equidistant to the amenities of both Primrose Hill Village and Camden Town. Additionally, Camden Town Underground Station (Northern Line) and the open spaces of both Regents Park and Primrose Hill are within close proximity.

### Description

The apartment, which has been finished to a high standard throughout additionally boasts spacious accommodation comprising substantial entertaining space, four bedrooms, four bathrooms, and further benefits from wraparound terraces, comprising of over 2,000 sq ft, accessed from all rooms. The apartment has the use of designated parking for two cars and a 24 hour concierge service managed by Harrods Estates.

### Accommodation Summary:

Principal Bedroom Suite Incorporating Two Dressing Rooms & Two En-Suite Bathrooms with Shower/Steam Rooms, Three Further Bedrooms with En-Suite Bathrooms, Fully Fitted Kitchen Open Plan with Reception Room Extending to Over 50ft, Guest Cloakroom, Utility Room.

### Amenities:

Extensive Private Terracing Benefiting from Views Over the Regent's Canal, Allocated Off-Street Parking for Two Cars, 24 Hour Concierge Service Managed by Harrods Estates, Air conditioning, Under floor Heating within All Bathrooms.

### Energy Performance

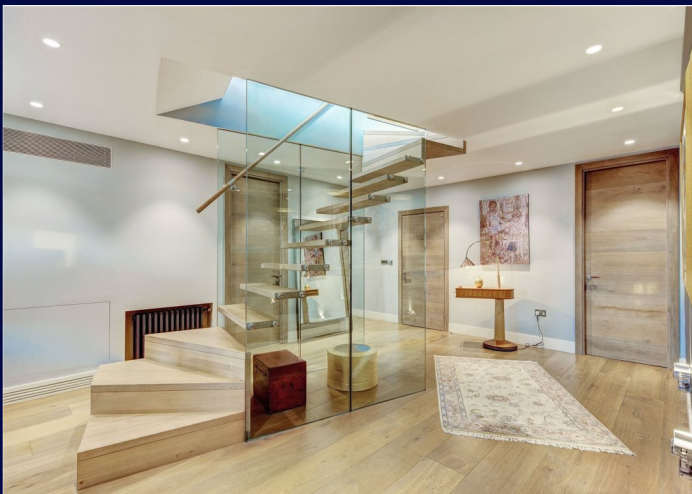
A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.







## Penthouse, The Henson, London NW1

Gross internal area (approx):  
Penthouse - 331.9 sq.mts. (3573 sq.ft.)  
Terraces - 198.7 sq.mts. (2139 sq.ft.)  
For identification purposes only. Not to scale.  
Proplan UK ©







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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