



Regents Park Road, Primrose Hill, London NW1



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An unmodernised two/three bedroom apartment with a roof terrace, set within a purple period house located in the heart of Primrose Hill. This is a fantastic opportunity for a purchaser to create their own home with a refurbishment opportunity.

This bright apartment offers approximately 1,593 sq ft of internal accommodation on the second and third floors of a pretty period house. The accommodation can be flexibly used with the current layout set up as two generous reception rooms, eat-in kitchen, roof terrace facing the back of the building, two double bedrooms and two bathrooms, although the apartment could be re-arranged as three bedrooms.



Asking price: £1,395,000

Tenure: Leasehold: approximately 151 years remaining

Service charge: £1800 per annum, reviewed every year, next review due 2024

Ground rent: £150 per annum, reviewed every 57 years, next review due 2080

Local authority: London Borough of Camden

Council tax band: G





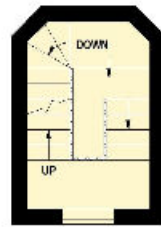


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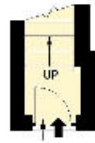
Approximate Gross Internal Floor Area
(Including Restricted Height) 155 sq m / 1669 sq ft

Approximate Gross Internal Floor Area
(Excluding Restricted Height) 148 sq m / 1593 sq ft

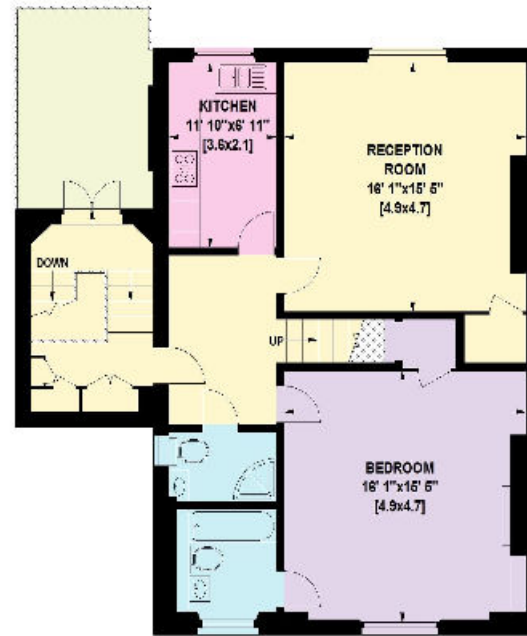
 Under 1.8m head height



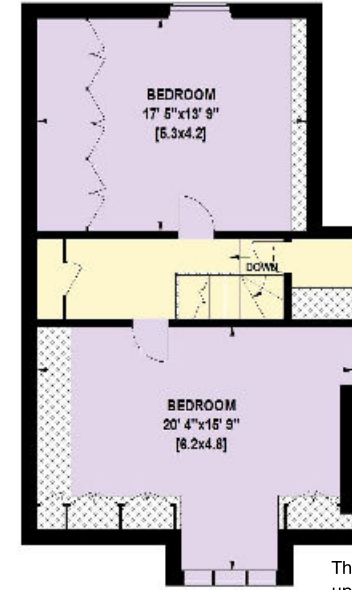
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2022. Photographs and videos dated July 2022.

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