



Edis Street, Primrose Hill **NW1**

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An impressive four bedroom, three bathroom family home with a south-west facing patio garden located in the heart of Primrose Hill close to the local amenities and park.

This well presented period house has fantastic natural light throughout with generous living accommodation arranged over two floors. As you enter on the ground floor, there is a guest W/C, double reception perfect for more formal entertaining, with an additional room with a Juliette balcony that can be flexibly used.



Asking price: £3,575,000

Tenure: Freehold

Local authority: London Borough of Camden

Council tax band: D



On the floor below is a good sized fully integrated kitchen open plan to the dining room, additional reception room currently set up as a playroom with direct access to the patio garden and utility room. There is also vault storage and a front patio with stairs to the street level.

On the first floor, there is an impressive principal bedroom with en suite bathroom, whilst on the floors above there are three additional bedrooms, one with an en suite bathroom and kitchenette which can be self-contained perfect for visitors or a nanny, and a family bathroom. Further benefits include built-in storage throughout, use of a roof terrace and the house being offered chain free.

Edis Street is a popular residential road walking distance to the park and the local amenities. Chalk Farm Underground Station (Northern Line) is 0.4 miles away.









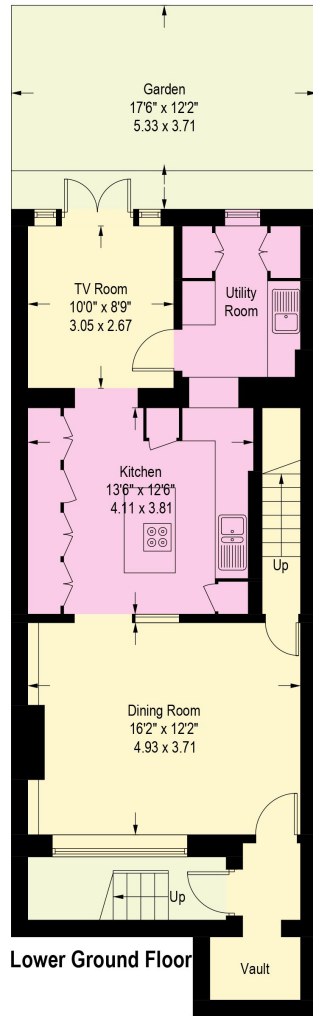


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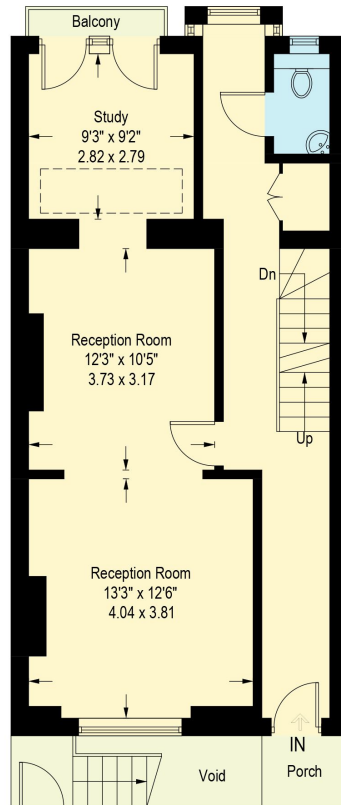


Approximate Gross Internal Area = 2479 sq ft / 230.3 sq m

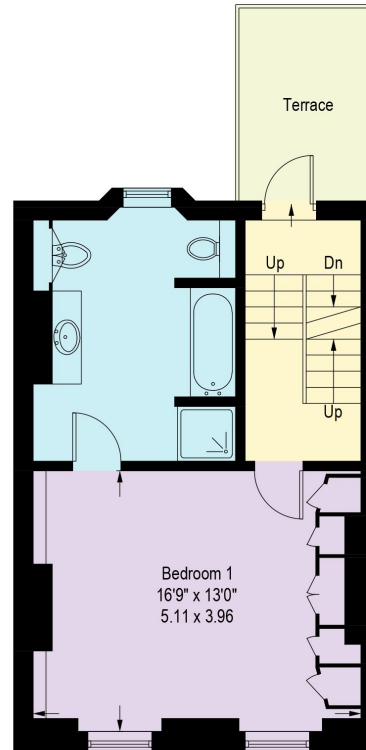
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



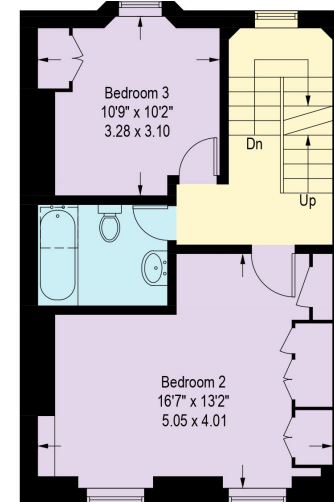
Lower Ground Floor



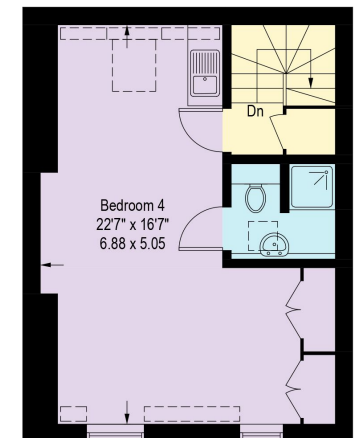
Ground Floor



First Floor



Second Floor



Third Floor

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We would be delighted to tell you more

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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 April 2024. Photographs and videos dated April 2024.

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