

Ainger Road, Primrose Hill NW3



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A spacious three bedroom, three bathroom duplex garden apartment, arranged over the ground and lower ground floors of a period house located in Primrose Hill.

As you enter on the ground floor there is a generous sized open plan kitchen diner with a fully integrated kitchen and bi-fold doors with direct access to the garden, additional reception room set up as a lounge with a front patio and guest W/C. On the floor below there is a large principal suite with a walk in wardrobe and en suite bathroom, two additional double bedrooms both with en suite bathrooms and utility room. Further benefits include a Share of the Freehold and ample storage throughout.



**Asking price:** £1,800,000

**Tenure:** Share of freehold plus leasehold, approximately 974 years remaining

**Local authority:** London Borough of Camden

**Council tax band:** G









Ainger Road is a quiet residential road with Primrose Hill park at the top of it, and the amenities on Regents Park Road moments away. Chalk Farm Underground Station (Northern Line) is located 0.4 miles away, whilst Swiss Cottage Underground Station (Jubilee Line) is 0.8 miles away.



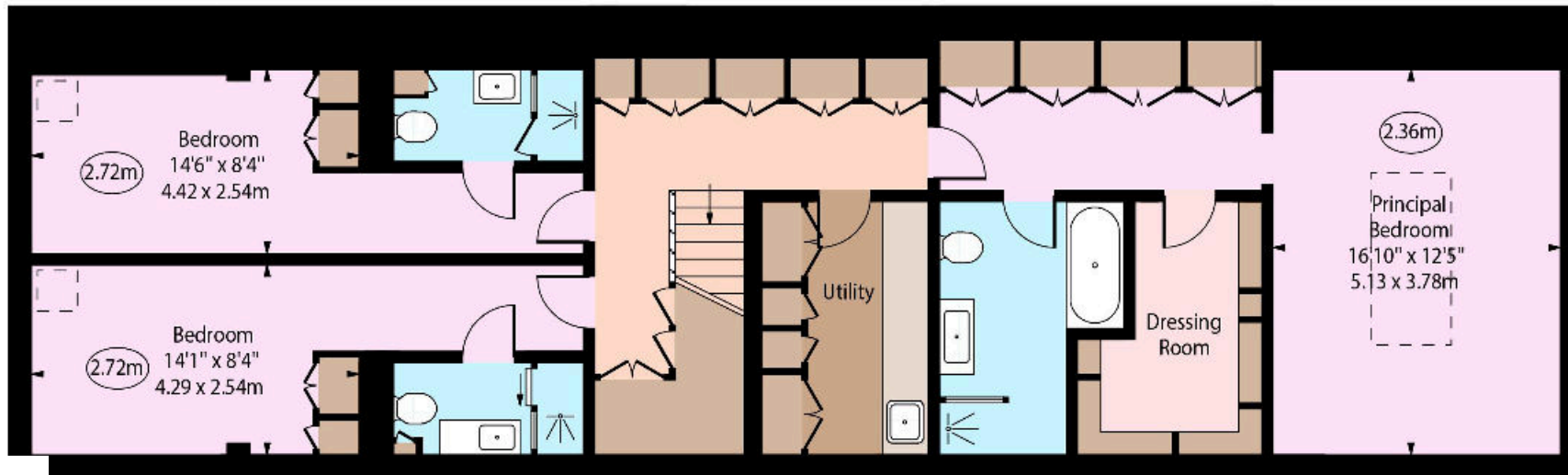
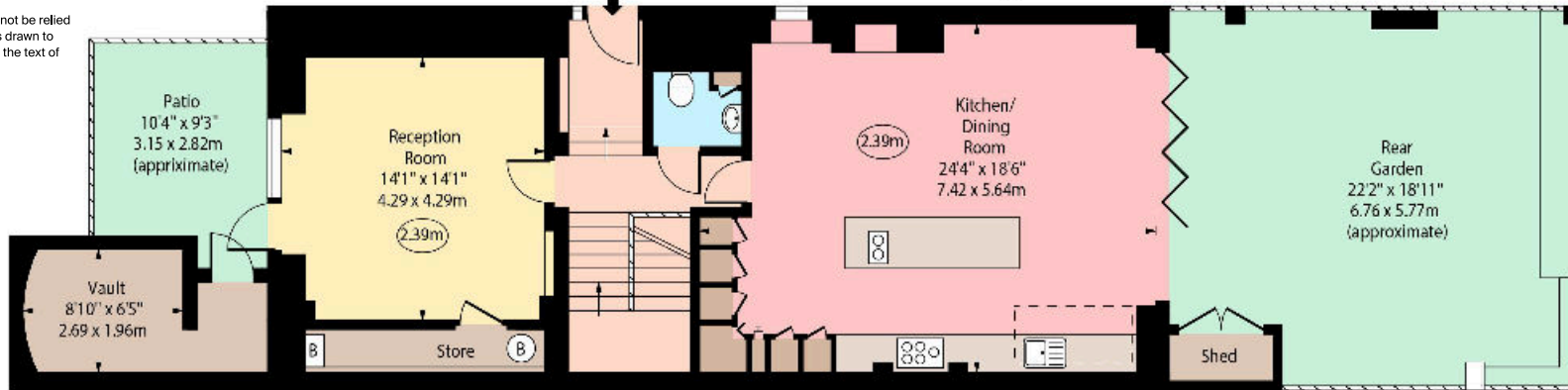
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Approx Gross Internal Area 1940 Sq Ft - 180.23 Sq M



○ - Ceiling Height

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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