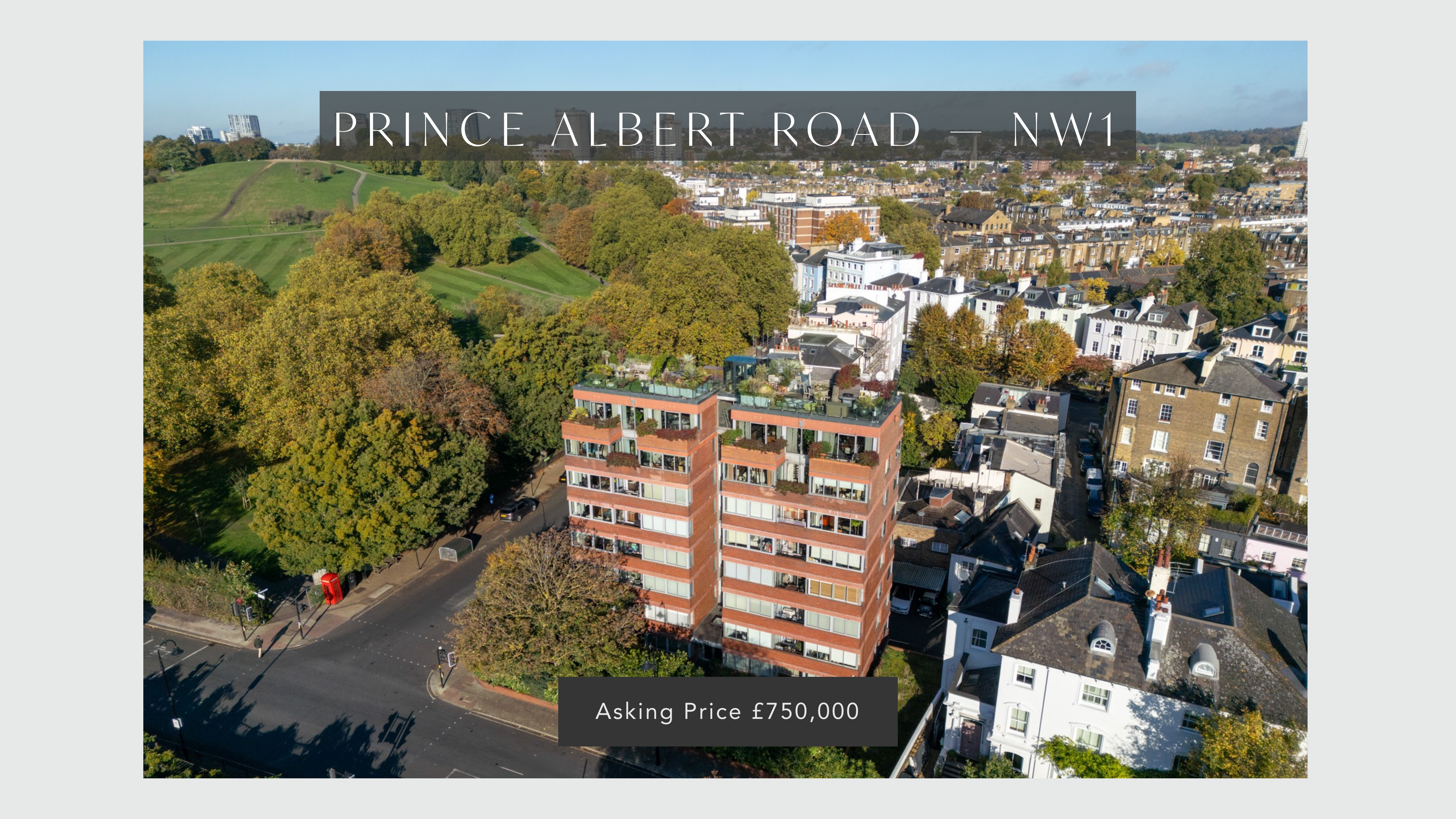




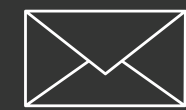
PRINCE ALBERT ROAD — NW1

Asking Price £750,000

PRINCE ALBERT ROAD — NW1

The perfect London pied-à-terre.

Privacy, security and convenience, situated directly opposite Primrose Hill and The Regent's Park, moments from Primrose Hill village.



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PRINCE ALBERT ROAD — NW1



Primrose Hill is one of only half a dozen protected views in the capital. It's also the first neighbourhood you encounter as you head north from central London.

A serene walk of just over one and a half miles through two Royal parks takes you from Primrose Hill to either Marylebone or Fitzrovia.

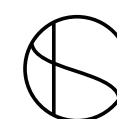
It's the perfect location for a London pied-à-terre. Providing access to everything that central London has to offer, whilst being located directly opposite a combined 450 acres of unspoilt open spaces.

Architecture firm O/R Studio have taken an unmodernised ground floor apartment and in reimagining the internal configuration, given an incoming purchaser the option to create

either an expansive one bedroom apartment with an indulgent principal bedroom suite, or alternatively a comfortable two bedroom London home

With direct access to communal gardens from a south facing private terrace and a day time portorage service, the apartment provides a rare combination of privacy, security and convenience.

Located in one of London's most sought after locations, moments from Primrose Hill village.



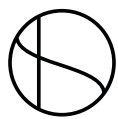
PRINCE ALBERT ROAD — NW1



KITCHEN



PRIVATE TERRACE



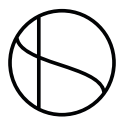
PRINCE ALBERT ROAD — NW1



RECEPTION ROOM



COMPUTER GENERATED IMAGE OF RECEPTION ROOM/ KITCHEN



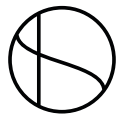
PRINCE ALBERT ROAD — NW1

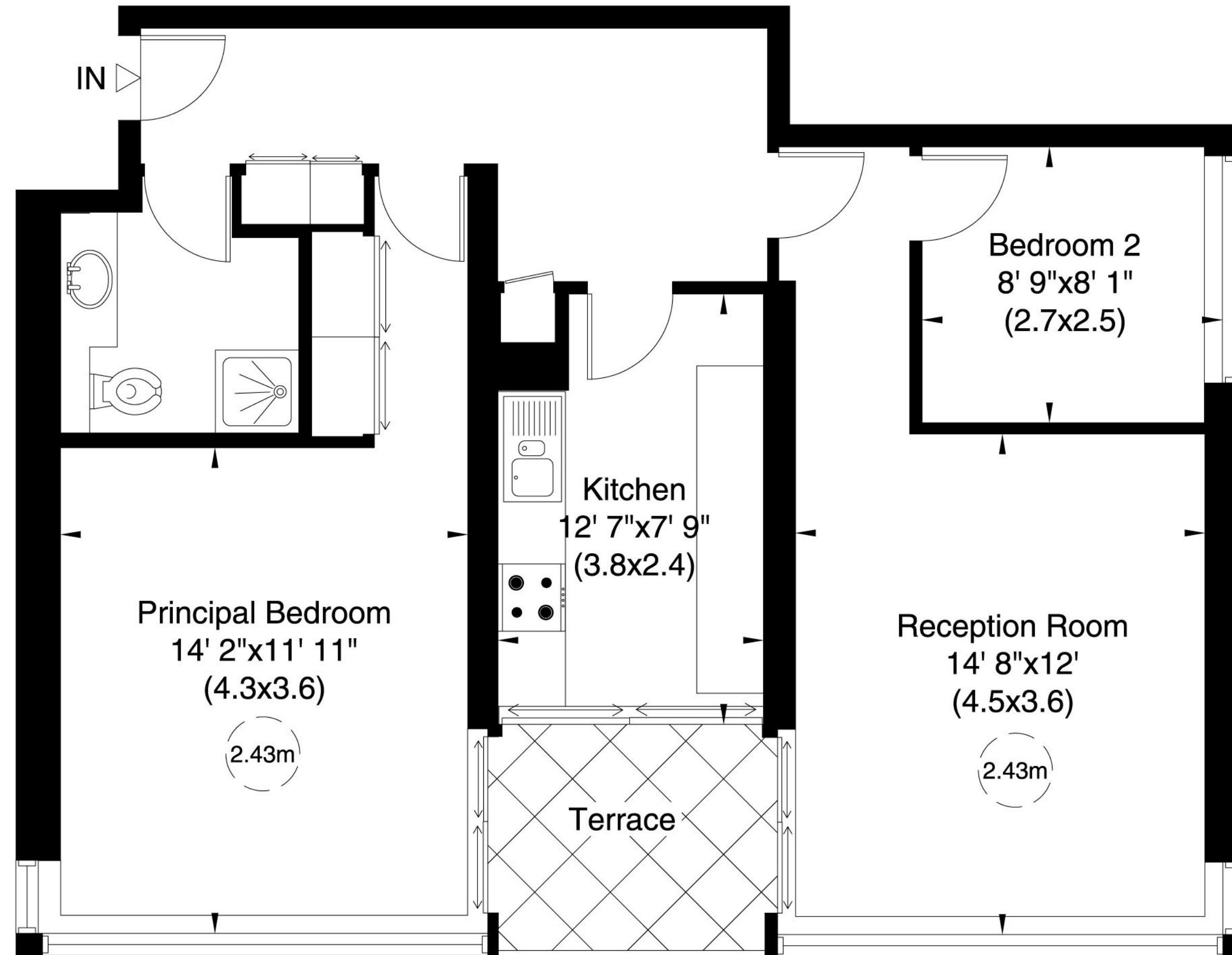
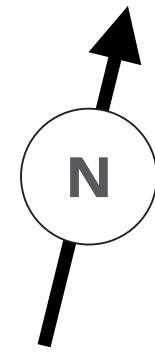


PRINCIPAL BEDROOM



COMPUTER GENERATED IMAGE OF PRINCIPAL BEDROOM/ EN-SUITE SHOWER ROOM





Existing Accommodation

- Principal bedroom
- Bedroom 2
- Reception room
- Kitchen
- Shower room

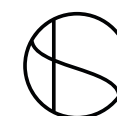
Amenities

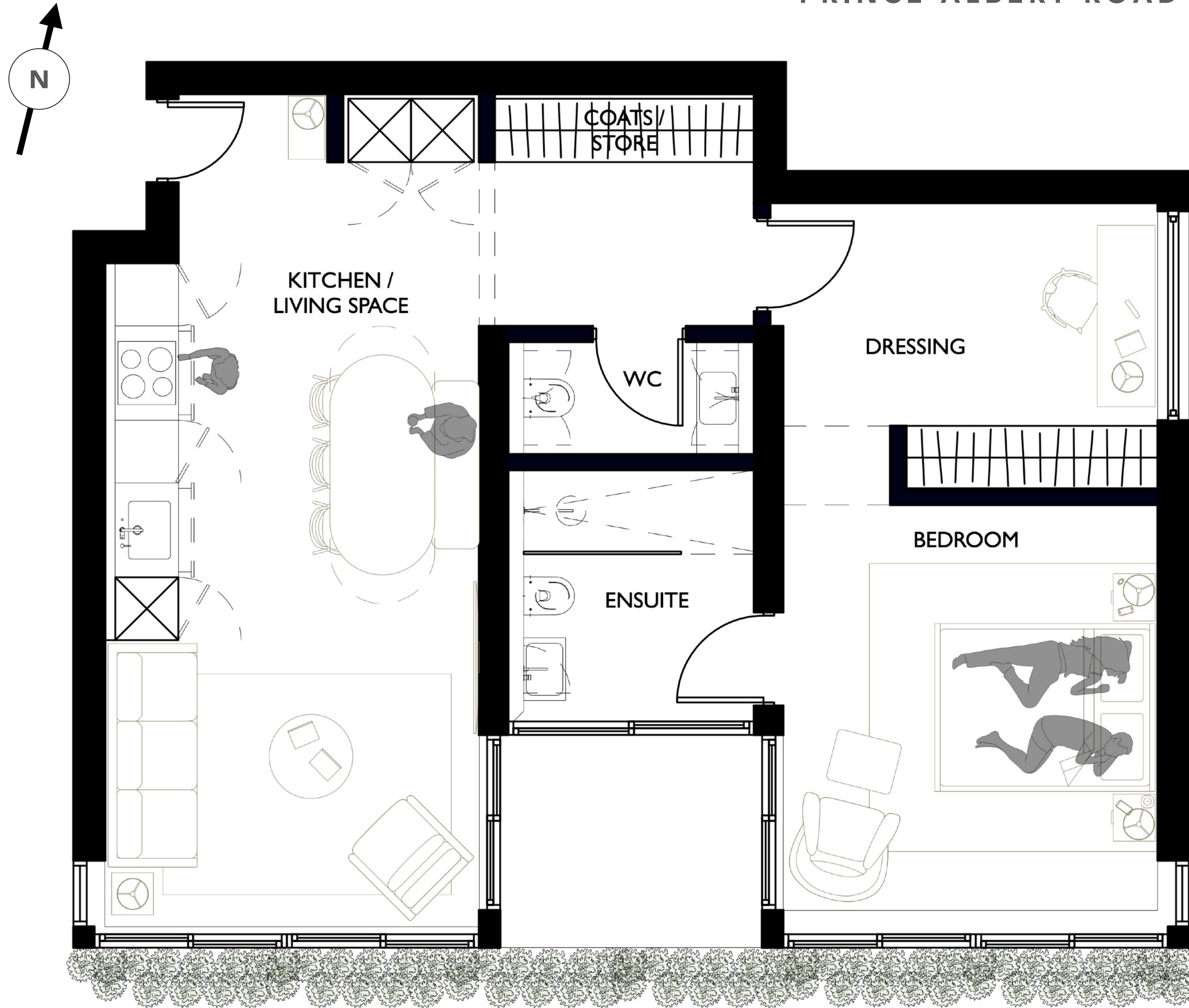
- Daytime portorage
- Communal heating + hot water
- Communal garden
- Residents permit parking

Ground Floor

Approx Gross Internal Area **783 Sq Ft** (73 Sq M)

Plan for illustration purposes only. Not to scale.

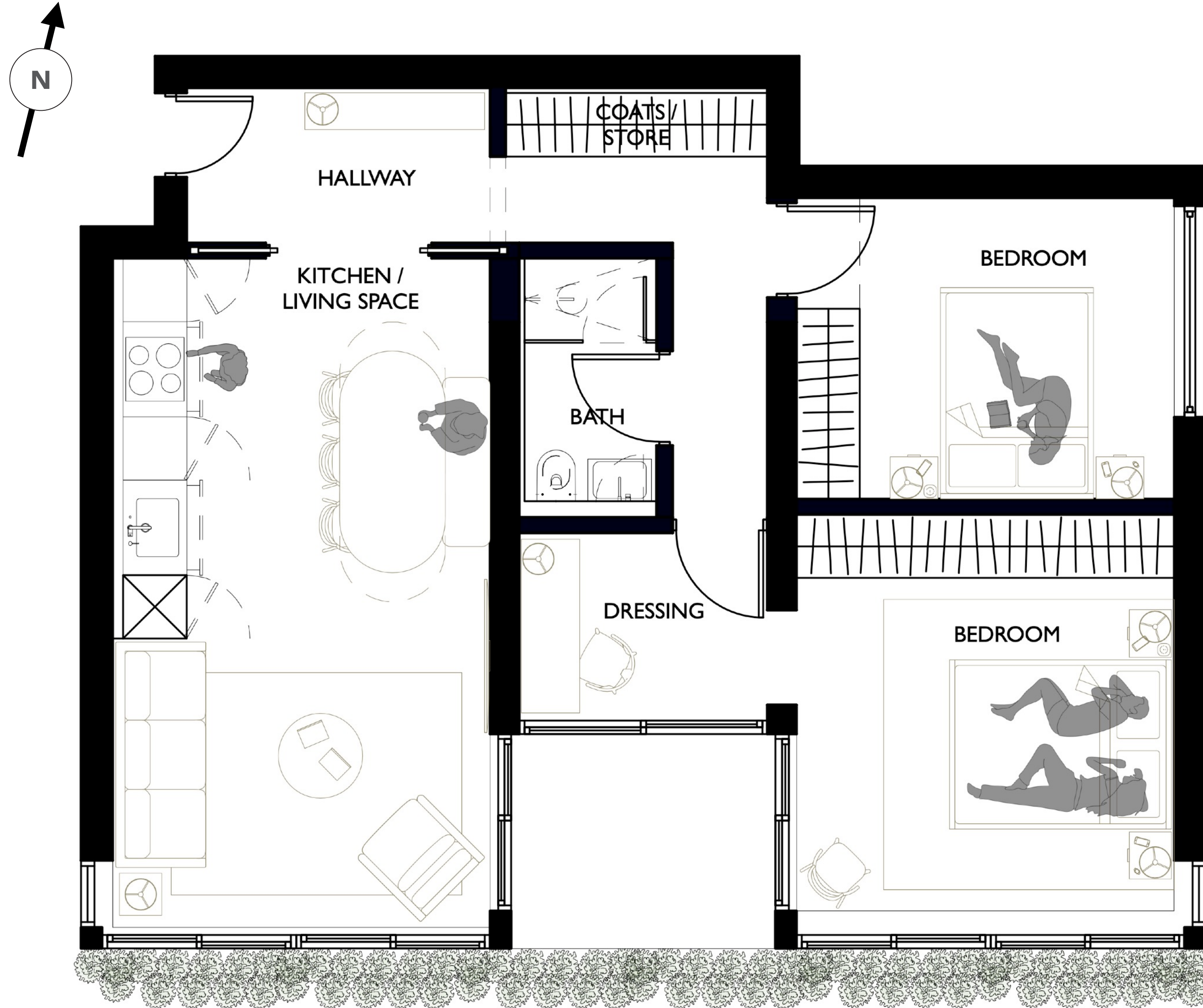




Option 1: One Bedroom Apartment

- Principal bedroom suite with en-suite shower room and dressing room
- Open plan kitchen/ reception room incorporating dining area
- Guest W/C
- Private terrace

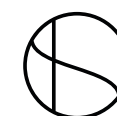
All alterations are subject to freeholder consent and a relevant licence to alter. As the property is within a "High Risk Building" as defined by the Building Safety Act 2022 a Building Regulations Application has to be made via the Building Safety Regulator. All purchasers should familiarise themselves with the Building Safety Act 2022 and its obligations on owners, contractors and designers before undertaking any work.



Option 2: Two bedroom apartment

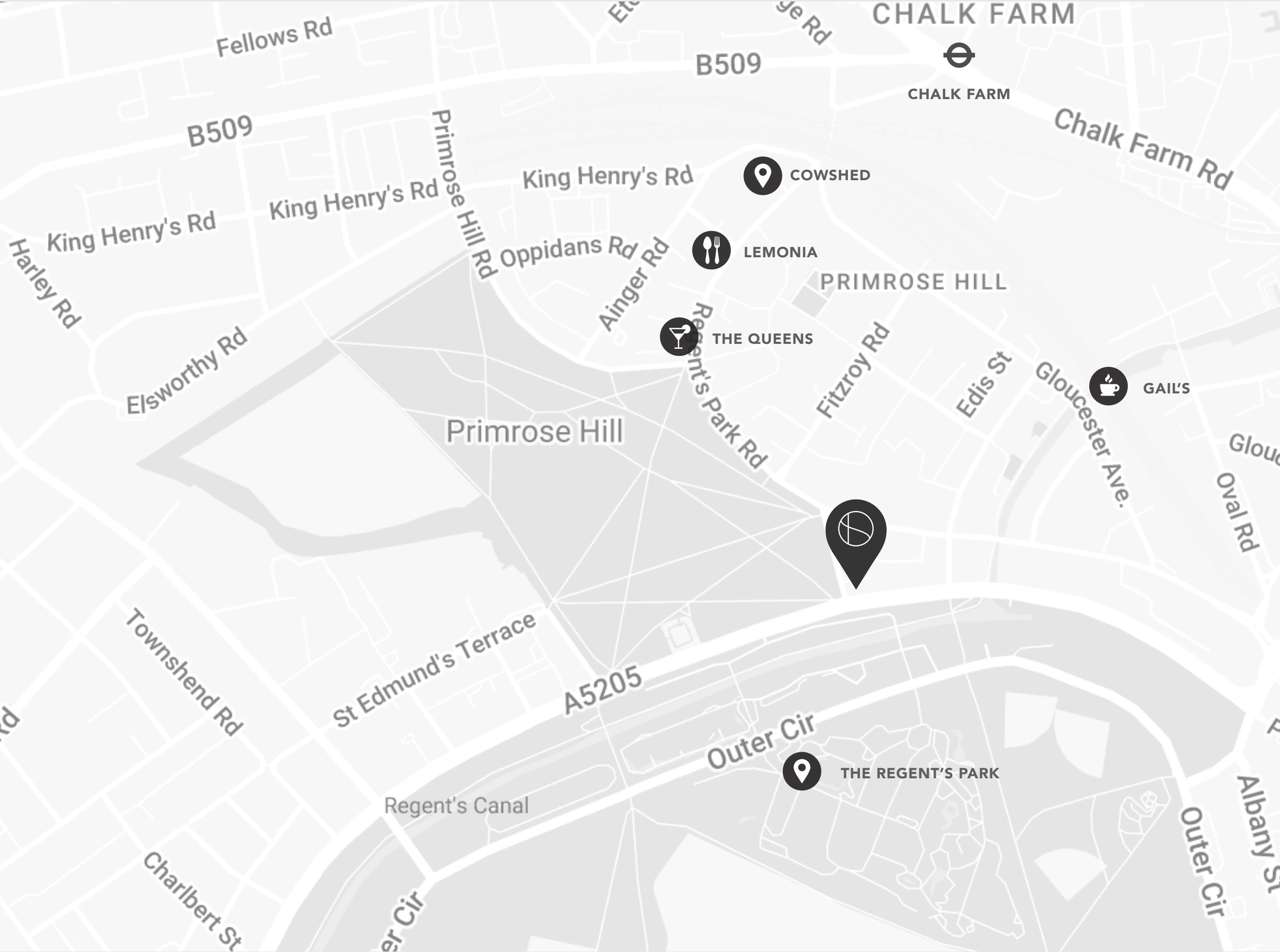
- Principal bedroom suite with dressing room
- Bedroom 2
- Shower room
- Open plan kitchen/ reception room incorporating dining area
- Private terrace

All alterations are subject to freeholder consent and a relevant licence to alter. As the property is within a "High Risk Building" as defined by the Building Safety Act 2022 a Building Regulations Application has to be made via the Building Safety Regulator. All purchasers should familiarise themselves with the Building Safety Act 2022 and its obligations on owners, contractors and designers before undertaking any work.



PRINCE ALBERT ROAD — NW1

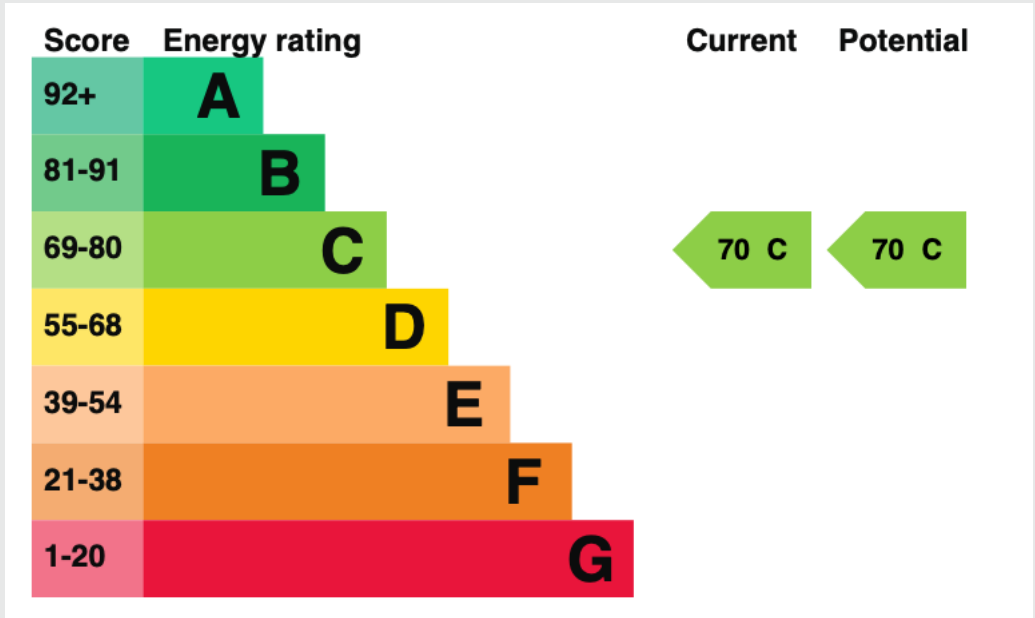
Local Area



Terms

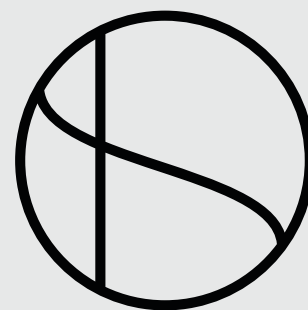
- **Tenure:** Leasehold + Share of Freehold
- **Length of lease:** 999 Years
- **Annual service charge amount:** £9,000
- **Council Tax:** London Borough of Camden - Band F

Energy Performance Certificate



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