



Gloucester Avenue, Primrose Hill, London

Asking price £2,150,000

- SHARE OF FREEHOLD - Duplex Flat
- Heart of Primrose Hill Village/Park
- High Ceilings/Period Conversion
- Excellent Condition throughout
- 1,540 sq. ft.
- Large Private Terrace
- 3 Double bedrooms
- Private Entrance
- Generous Entertaining Space
- 3 Ensuite Bathrooms

Gloucester Avenue


Gross Internal Area (approx) = 143.1 sq m / 1540 sq ft (Excluding Vault)

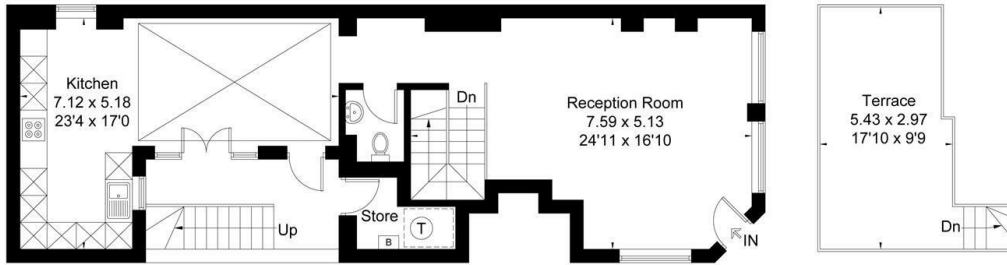
Store = 2.9 sq m / 31 sq ft

Total = 146 sq m / 1571 sq ft

For identification only. Not to scale.

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 = Reduced headroom below 1.5m / 5'0"

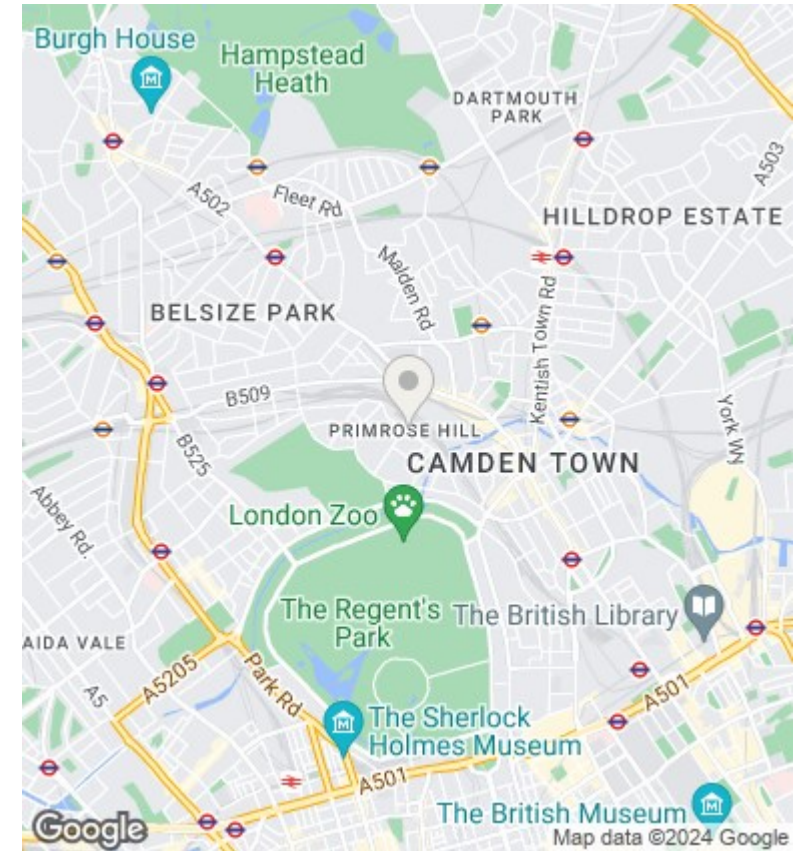


Ground Floor

First Floor



Lower Ground Floor



Directions

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

F

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	