



House - Terraced

**Meadowbank**

**Primrose Hill**

**London**

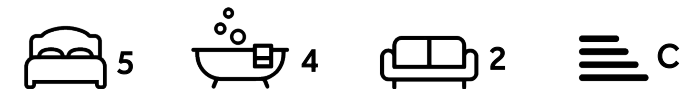
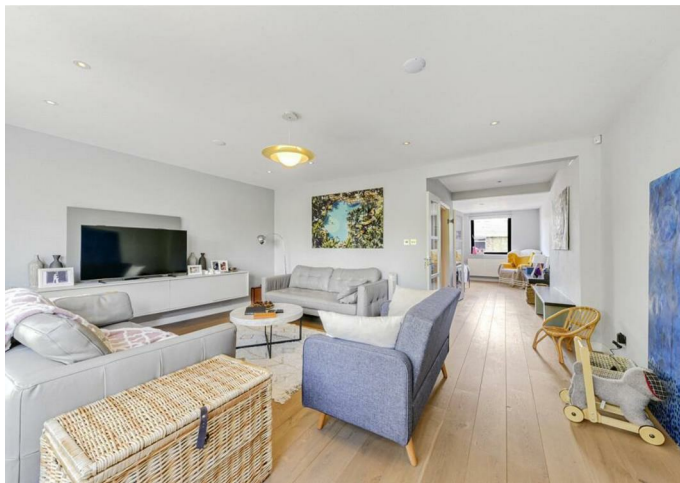
**NW3 3AY**

**£2,700 Per week**

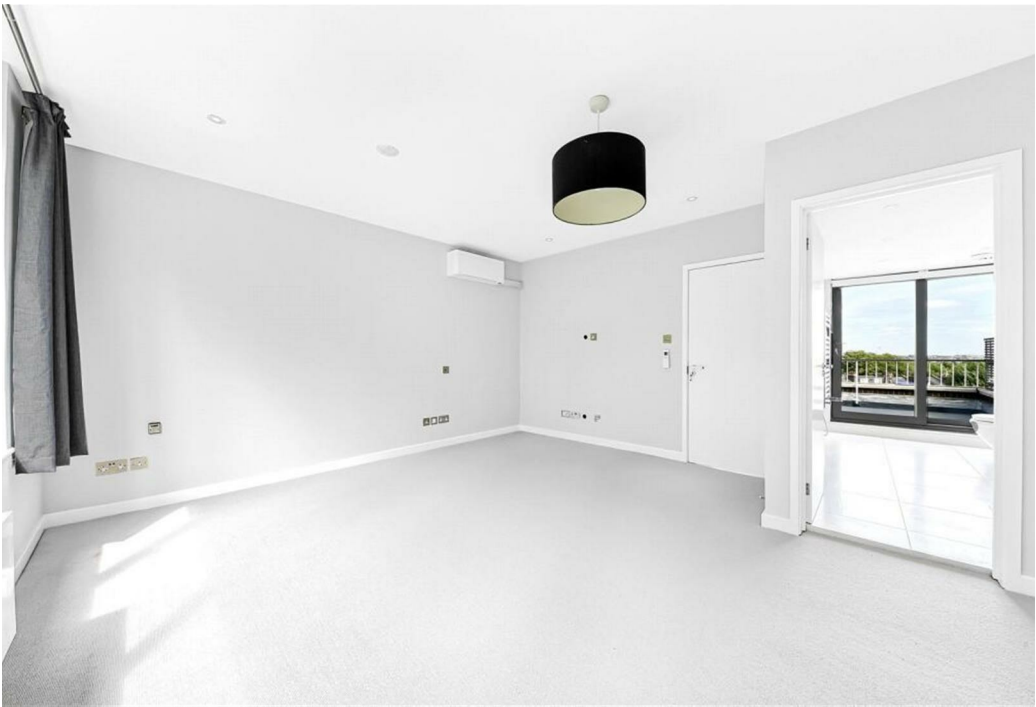
**Council Tax Band: G**

#### FEATURES

- 4 Bedrooms
- 4 Bathrooms
- Roof Terrace
- Double Reception Room
- Modern
- Private Parking
- Courtyard Garden



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# 5 Bedroom House - Terraced located in London

A beautifully presented four double bedroom family home arranged over five floors offering approximately 2,600 sq ft of accommodation. This modern townhouse has been finished to a high standard and comprises four bedrooms, four en suite bathrooms, double reception room, eat-in kitchen, family /TV room, study and a utility room. Further benefits include views of Primrose hill, a private roof terrace, terraced garden and wooden floors throughout.

Primrose Hill is a conservation area located between Camden Town and Regent's Park benefiting from wide tree lined streets and elegant stucco fronted and pastel coloured houses set behind an eclectic mix of Victorian bookshops, cafes and restaurants. The house is located (0.4m) within easy walking distance of the Northern Line at Chalk Farm, local bus routes and wealth of amenities.

Meadowbank, Primrose Hill, London, NW3  
Approximate Gross Internal Floor Area = 247.8 sq m / 2668 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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

Call us on

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