

hotblack desiato

ESTATE AGENTS

GLoucester Crescent, NW1 7EG £3,950,000

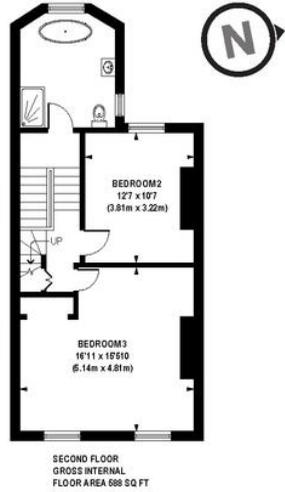
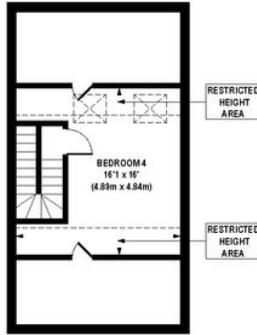
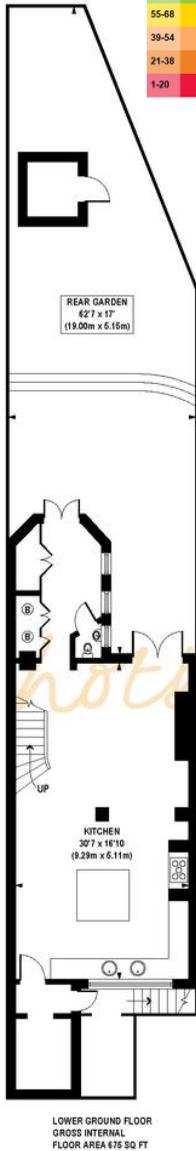


A five storey mid terrace Victorian townhouse on this iconic crescent on the edge of Primrose Hill. This Grade II Listed house offers the opportunity for extending to the rear, subject to obtaining the usual planning permissions. The wide open spaces of Primrose Hill Field and Regents Park are within strolling distance.

- FOUR/FIVE BEDROOMS
- STUDY/BEDROOM FIVE
- TWO BATHROOMS
- INTERCONNECTING RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING/LIVING ROOMS
- 50ft REAR GARDEN
- Freehold
- Council Tax: £2,866 (Band G)
- Approx. Sq Ft: 2,908
- Rental Estimate: £1800 p/w



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

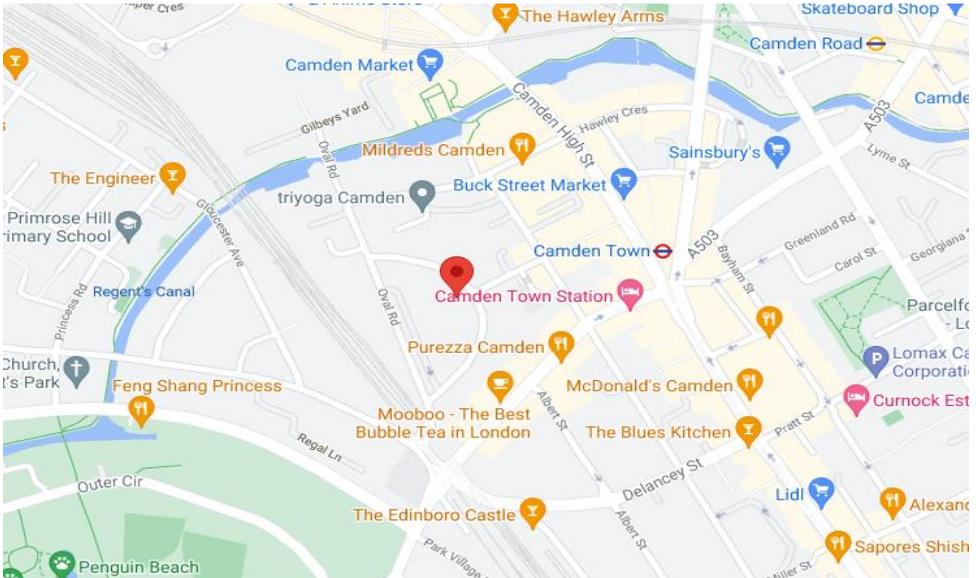


APPROX. GROSS INTERNAL FLOOR AREA 2908 sq. ft / 270.22 sq. m (Including Restricted Height Area)
 APPROX. GROSS INTERNAL FLOOR AREA 2603 sq. ft / 241.81 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

INSIDER'S GUIDE - a perspective from the present owner

Insert text here



TRANSPORT LINKS

Camden Town (Northern line) is approximately 0.2 miles away.

Camden Road (North London Line) is approximately 0.4 miles away.

Local bus routes provide easy access to The City and West End

Islington Office
314 Upper Street
London N1 2XQ

T 020 7226 0160
E Islington.sales@hotblack.co.uk
E Islington.lettings@hotblack.co.uk

Camden Office
67 Parkway
London NW1 7PP

T 020 7482 2894
E Camden.sales@hotblack.co.uk
E Camden.lettings@hotblack.co.uk

Highbury Office
2 Highbury Park
London N5 2AB

T 020 7288 9696
E Highbury.sales@hotblack.co.uk
E Highbury.lettings@hotblack.co.uk

WWW.HOTBLACKDESIATO.CO.UK

Hotblack Desiato Ltd wish to emphasise that:

- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.