



Harley Road, London **NW3**

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A beautifully refurbished townhouse with private garden and off street parking close to Primrose Hill.

This superb family home is arranged over four floors. It extends to circa 2,576 sq ft of flexible living space, which features: spacious reception and dining room leading to a private garden, kitchen/breakfast room and laundry/utility room, further reception room with conservatory overlooking garden, office/study, four bedrooms all with en suite bath/shower rooms and store room. In addition, there is off street parking for two cars.

Harley Road is within moments from the boutiques, cafes and restaurants of Primrose Hill and Belsize Park and the transport links at Swiss Cottage (Jubilee line) and Chalk Farm (Northern line) underground stations.



**Guide price:** £3,950,000

**Tenure:** Freehold

**Peppercorn rent:** 3

**Local authority:** London Borough of Camden

**Council tax band:** H













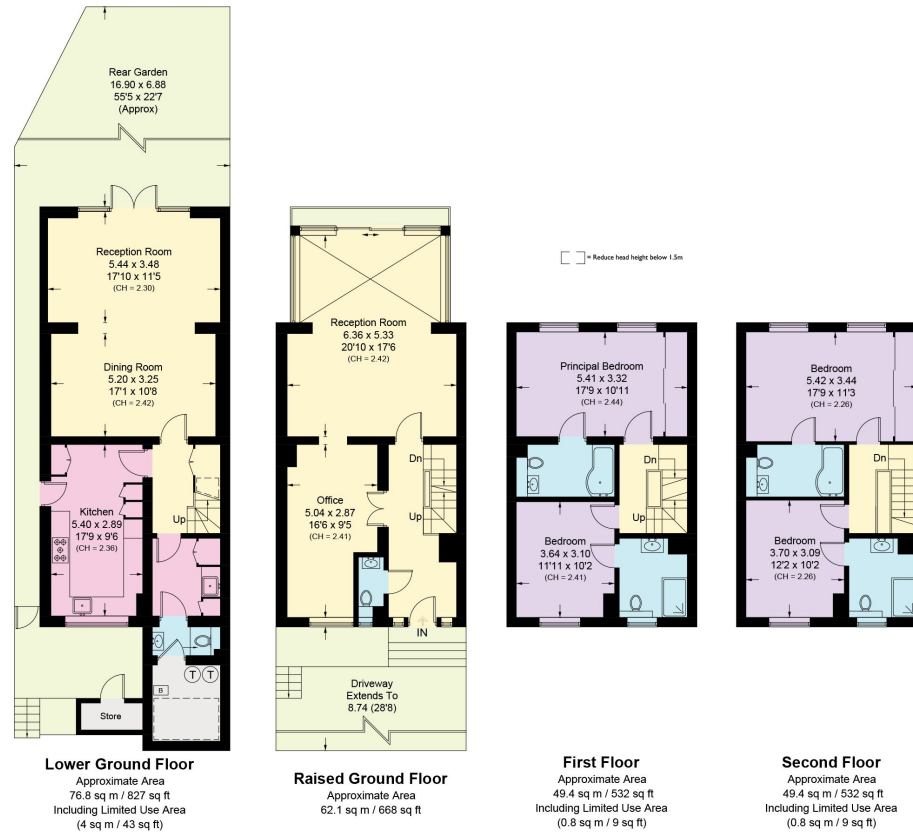


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Approximate Area = 237.7 sq m / 2559 sq ft  
 Store = 1.6 sq m / 17 sq ft  
 Total = 239.3 sq m / 2576 sq ft  
 Including Limited Use Area (5.6 sq m / 61 sq ft)



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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Particulars dated October 2022. Photographs and videos dated October 2022.

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