



WADHAM GARDENS

PRIMROSE HILL
LONDON NW3

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A SUBSTANTIAL LATERAL LOW-BUILT DETACHED RESIDENCE (581 SQ M/ 6,261 SQ FT), SET BEHIND ELECTRIC GATES WITH OFF-STREET PARKING AND A GARAGE.

The house is arranged over three floors only and provides excellent well-planned family accommodation with generous entertaining space on the ground floor connecting to an artist studio. Further benefits include a rear garden with patio area and access to private communal gardens.





With its mature trees and hedges, Wadham Gardens is a quiet leafy road approximately 0.4 miles from the green open spaces of Primrose Hill. Furthermore the property is ideally located within close proximity to Swiss Cottage Underground (approximately 0.4 miles) and St John's Wood Underground Station (approximately 0.7 miles), providing connections on the Jubilee Line.

Wadham Gardens is close to some of the most renowned schools in North West London, and the world class shops, boutiques and restaurants and cafés of St John's Wood (approximately 0.7 miles) and Primrose Hill (approximately 0.5 miles).





ACCOMODATION

GROUND FLOOR:

Reception hall
Double reception room
Dining room
Kitchen breakfast room
Studio room/Guest Bedroom
2 Shower rooms
Guest cloakroom
3 Store rooms/ cupboards

FIRST FLOOR:

Principle bedroom suite inc bathroom, dressing room, lounge
2 further bedrooms suites

SECOND FLOOR:

Reception room connected to principle suite
Kitchenette and Separate WC
Further Bedroom suite
Utility room

AMENITIES

Front garden
Rear garden with patio and shed
Gated driveway
Garage
Access to private communal gardens





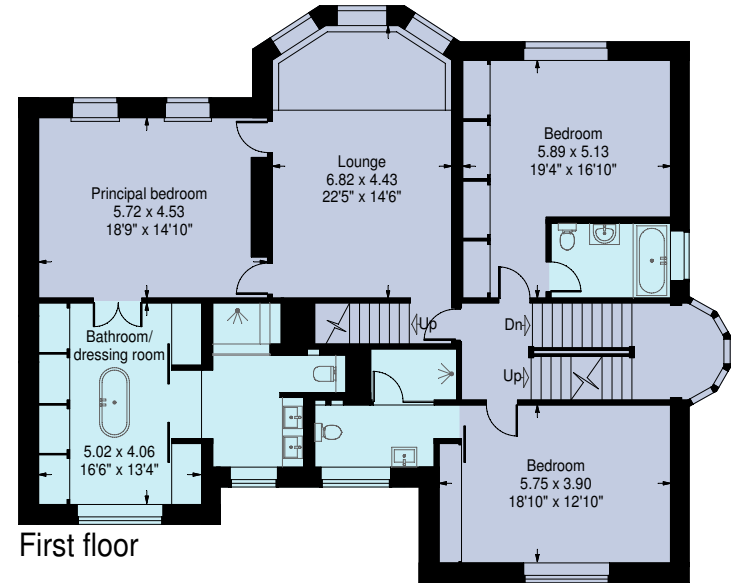
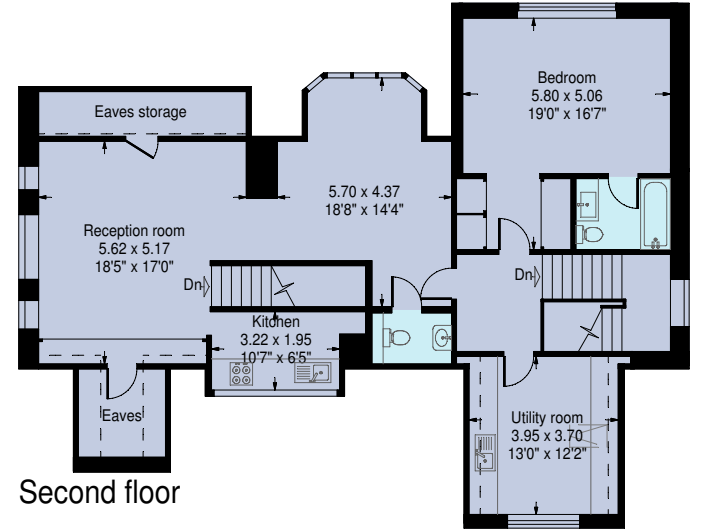
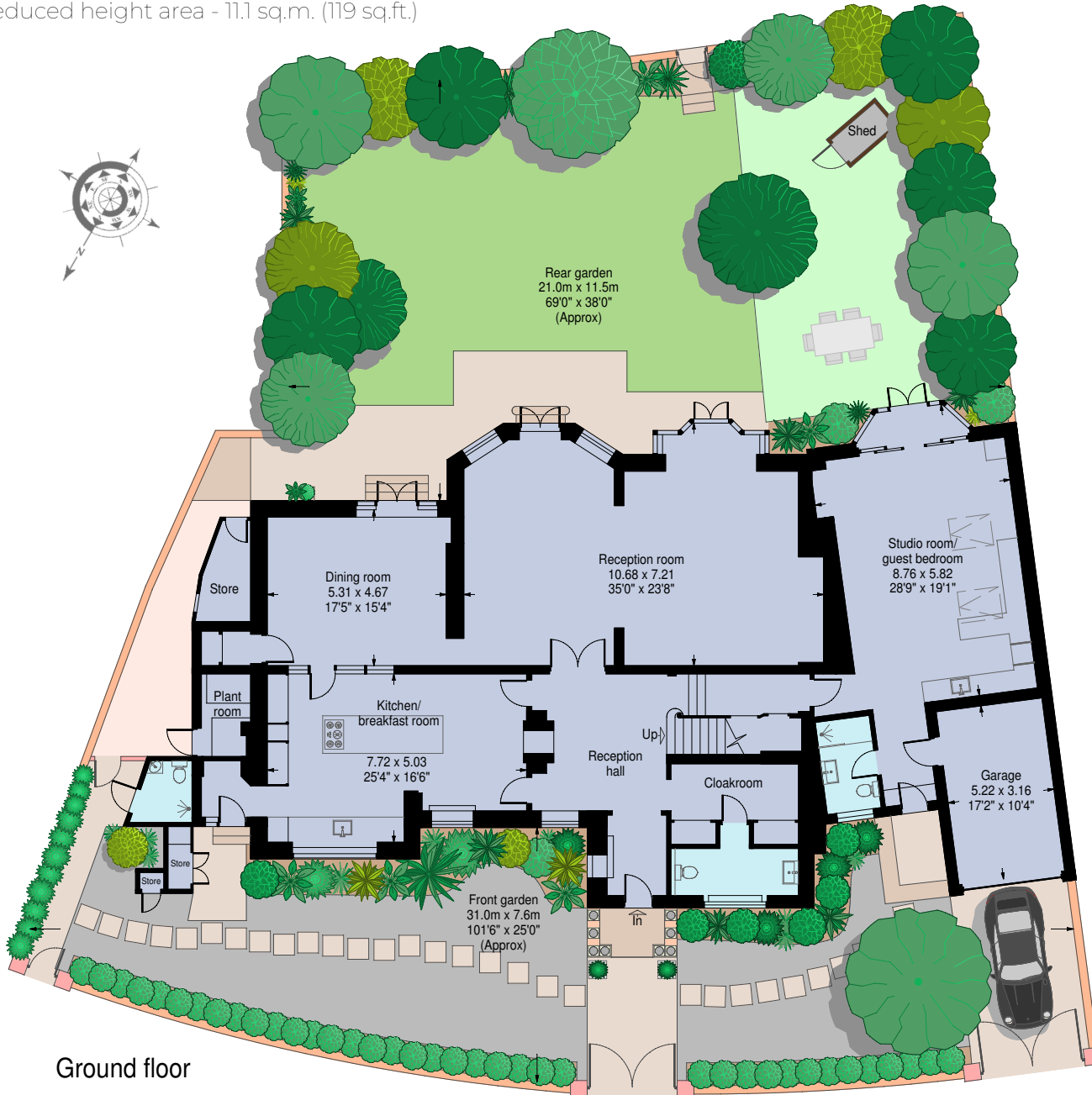


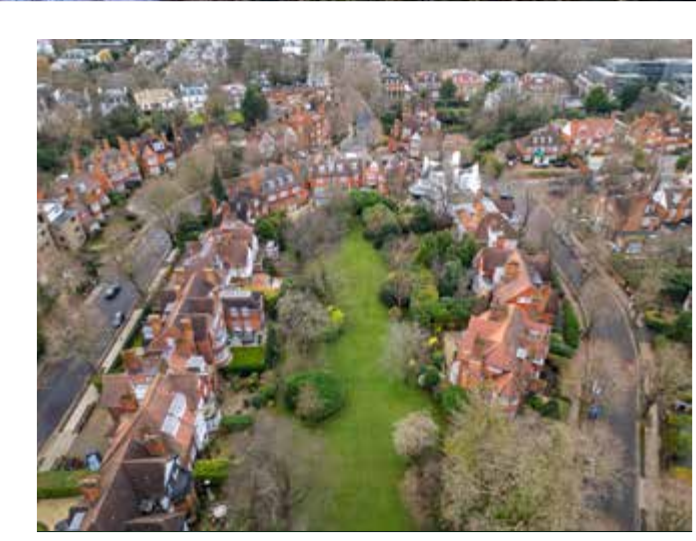






Cross internal area (approx):
 581.7 sq.m. (6,261 sq.ft.)
 Including garage and reduced height area below 1.5m
 Garage - 16.4 sq.m. (176 sq.ft.)
 Reduced height area - 11.1 sq.m. (119 sq.ft.)





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TERMS

Guide price £22,500,000

Tenure: Freehold

Local Authority: London Borough of Camden

Council Tax Band: H

Viewing: Strictly by appointment with Savills.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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