

WADHAM
GARDENS

PRIMROSE HILL NW3



A substantial lateral low-built detached residence 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.









Location

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).

Terms

Price: £19,950,000

Tenure: Freehold

Local Authority: TBC

Council Tax: Band H

EPC: Rating D





EXISTING PLANS

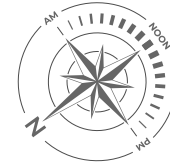
Approximate Gross Internal Area
6,261 sq ft / 581.7 sq m

Restricted Height
119 sq ft / 11.1 sq m

Garage
176 sq ft
16.4 sq m

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

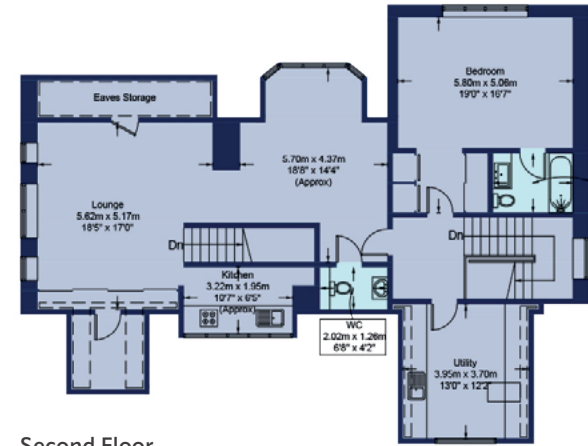
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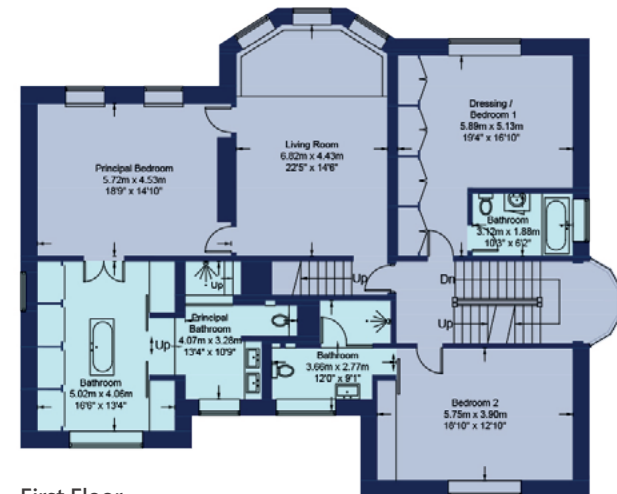
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| 92-100 | A | ? | ? |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - Higher rating code | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor



Second Floor



First Floor

Ground Floor
3,132 sq ft / 291 sq m
western bay
window retained

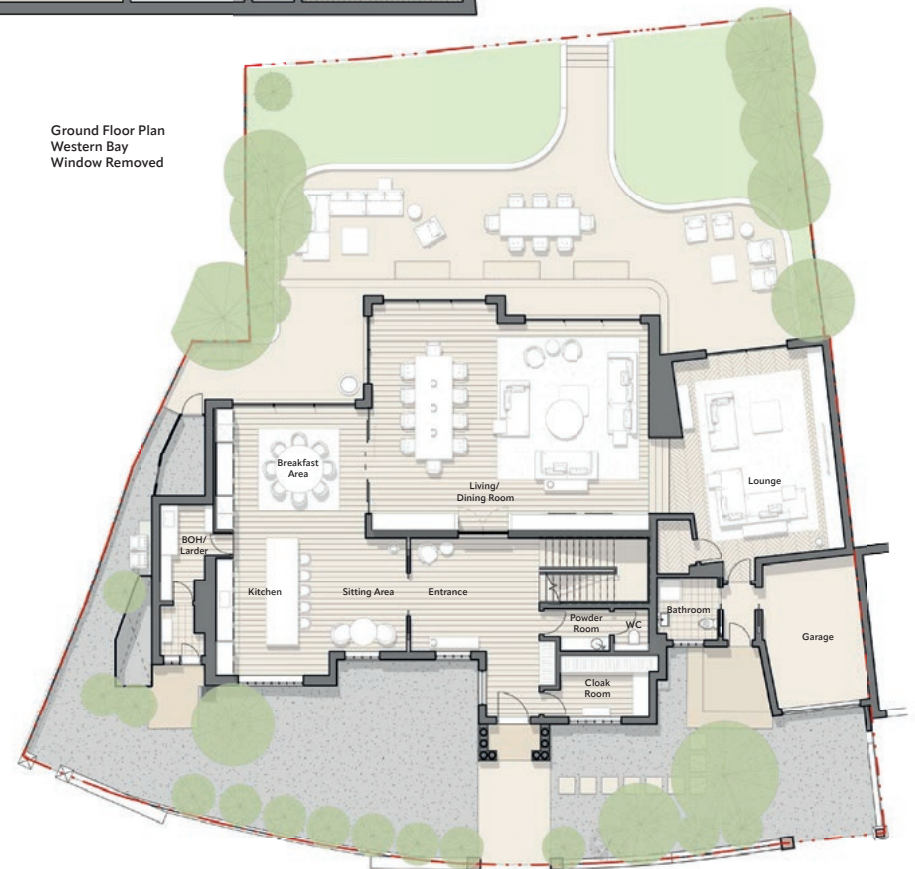
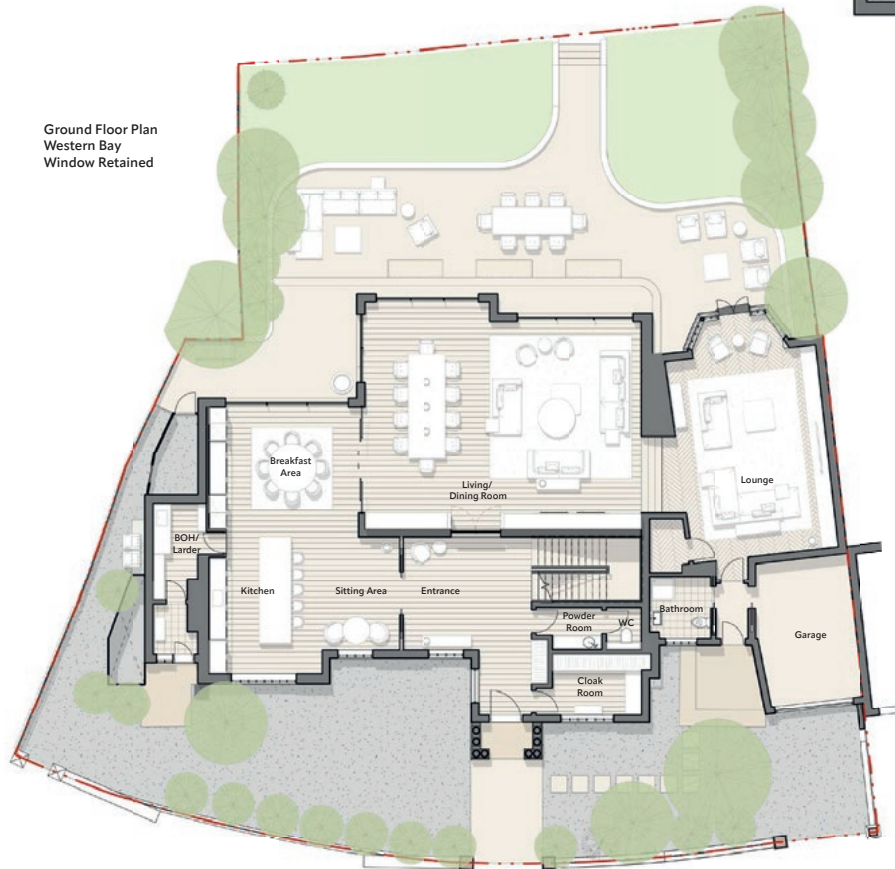
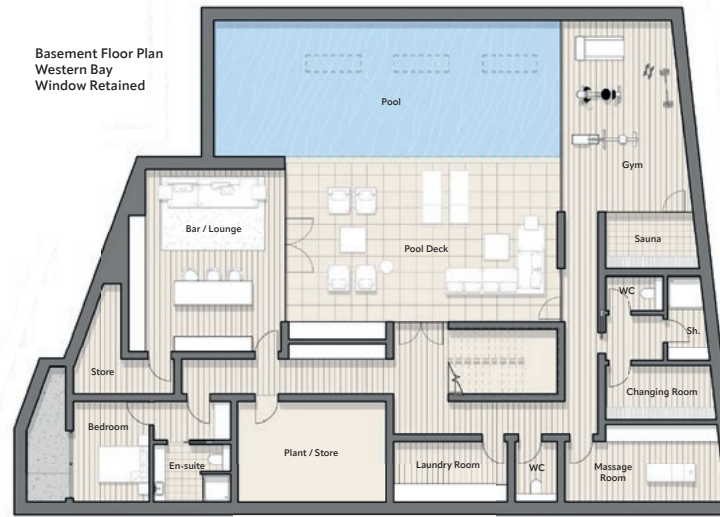
Ground Floor
3,089 sq ft / 287 sq m
western bay
window removed

Basement
3,972 sq ft
369 sq m

All drawings and areas are indicative and approximate for illustrative purposes only and are subject to further development and site confirmation. KSR cannot take responsibility for any discrepancies as the information is based on the survey undertaken by Laser Surveys.

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APPROVED PRE-APPLICATION VISUALS

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02/10/24 SOTHEBYS-240918-08-GG







THE
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ALEX
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