



BANHAM

33

Primrose Hill Road
NW3

PRIMROSE HILL NW3

A stunning three-bedroom terraced house, ideally located just a short stroll from Primrose Hill. Offering approximately 1,753 sq. ft (162.9 sqm) of beautifully designed living space, this home is filled with natural light and features luxurious entertaining areas, including a serene rear garden with direct access to a communal garden.

On the ground floor, you'll find a modern kitchen and dining area equipped with state-of-the-art appliances, seamlessly flowing into the garden. This level also includes a laundry room, ample storage, and a study.

The first floor presents a elegant living room with a balcony that overlooks the garden, alongside a spacious bedroom with an en-suite bathroom.

Ascending to the second floor, you'll discover the principal suite with beautiful ensuite dressing room and chic ensuite bathroom with his and hers sinks and brushed brass fittings.





KEY FEATURES

- Aurora kitchen by Alta Cucina Toscana
- Siemens washing machine
- Siemens tumble dryer
- AEG Electric oven
- AEG combination microwave
- AEG induction hob
- Faber extraction hood
- Fisher and Paykel fridge freezer with ice maker and filtered cold water
- Two AEG wine coolers
- AEG dishwasher
- FOHEN Boiling water tap
- Worcester gas fired boiler
- Mega flow
- Fujitsu air condition to all 3 bedrooms (condenser located on roof)
- Bespoke fitted wardrobes to all bedrooms
- Banham alarm
- Electric underfloor heating to all three bathrooms and guest WC
- Heated mirrors in all three bathrooms
- Balcony
- Garden







ACCOMODATION

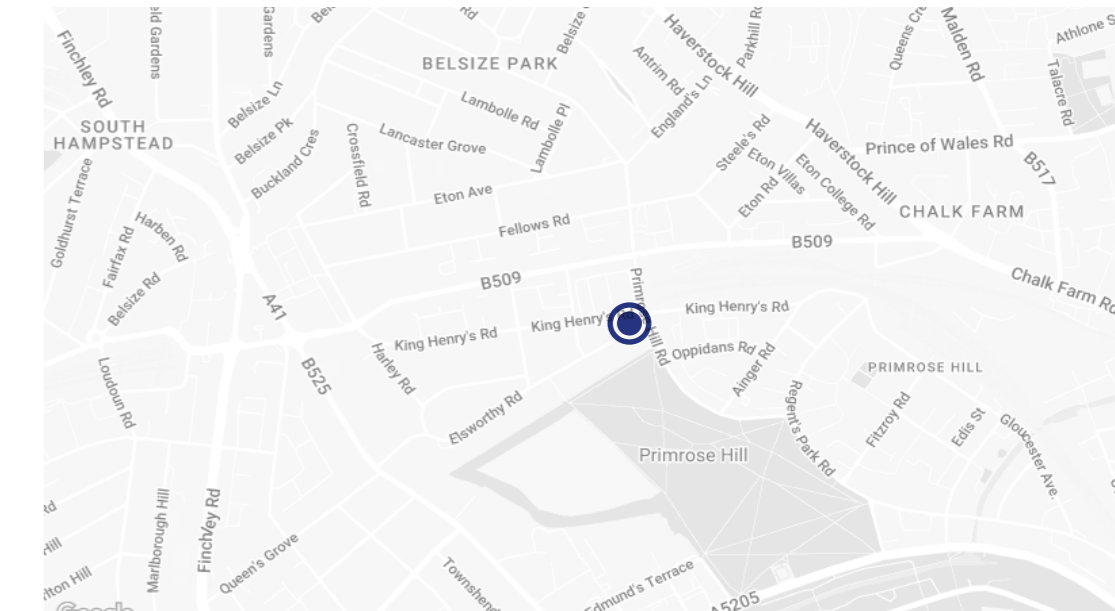
- Hall
- Living room with balcony
- Kitchen/dining room
- Study
- Principal bedroom with ensuite and dressing room
- 2 further ensuite bedrooms
- Guest cloakroom
- Laundry room
- Garden





LOCATION

Primrose Hill Road is ideally situated in a charming neighbourhood, brimming with independent cafes, boutique shops, gastro pubs, and renowned restaurants along Regents Park Road. There are also excellent local amenities on England's Lane and Haverstock Hill and the weekly Farmer's Market 150 metres away at St Paul's primary school. Just a short stroll from the expansive greenery of Primrose Hill and within half a mile of Regent's Park, the location offers the perfect balance of urban living and natural beauty. For convenient transport links, Swiss Cottage (Jubilee Line) and Chalk Farm (Northern Line) are both within close proximity, providing easy access to the rest of the city.





FLOORPLAN

Approximate Gross Internal Area
162.9 sq m / 1753 sq ft



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TERMS

Freehold

£2,350,000

Council Tax Band: G

EPC: C

Viewings By appointment only

For more information please contact:

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