



KING HENRYS ROAD

London NW3



BEAUTIFULLY RENOVATED MAISONETTE IN PRIMROSE HILL

A spacious three-bedroom garden maisonette arranged over the raised ground and garden floors of a semi-detached Victorian villa. Benefiting from its own private entrance, the property also features a south-facing garden.



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Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Leasehold with approximately 140 years remaining

Ground rent: £400 per annum

Service charge: £5,000 per annum

Guide Price: £3,250,000

ELEGANT LIVING WITH A GARDEN STUDIO

The garden floor offers excellent living and entertaining space, centred around a bright reception room that opens through to the dining area and kitchen. With direct access to the garden, the layout works particularly well for everyday living as well as hosting family and friends. Large windows and glazed doors help draw in natural light, creating a bright and airy feel throughout.

To the rear, a substantial garden studio provides valuable additional space and could be used in a variety of ways, including as a home office, gym, artist's studio, or occasional guest accommodation. Flexible and separate from the main house, it is a fantastic addition that can easily adapt to changing needs.







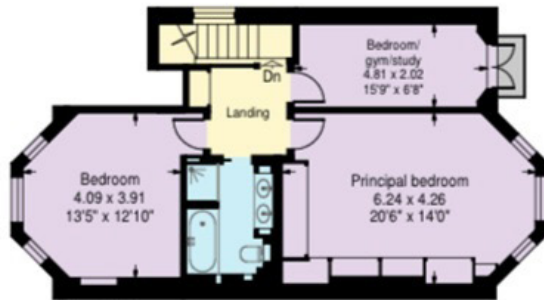
PRIME PRIMROSE HILL LOCATION

King Henry's Road enjoys a prime position in the heart of Primrose Hill, one of North West London's most desirable residential neighbourhoods. The property is located less than 0.2 miles from the renowned open green spaces of Primrose Hill, offering stunning panoramic views across the London skyline, while the charming cafés, independent boutiques and popular restaurants of Primrose Hill Village and England's Lane are all within easy reach.

The area benefits from excellent connectivity, with both Chalk Farm Underground Station (Northern Line) and Swiss Cottage Underground Station (Jubilee Line) within walking distance, providing convenient access across Central London. Chalk Farm station is approximately 0.5 miles away. The nearby amenities of Belsize Park, Camden Town and Regent's Park further enhance the appeal of this highly sought-after location.







First Floor



Garden Level

Approximate Gross Internal Area = 179.7 sq m / 1934 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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