



Regents Park Road | London | NW1

£1,350 Per Week |

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ADN
RESIDENTIAL

A beautifully finished two-bedroom, two-bathroom apartment occupying the raised ground floor of an attractive period property in the very heart of Primrose Hill, directly opposite the open green spaces of Primrose Hill Park.

The apartment offers an impressive sense of space throughout, enhanced by high ceilings, excellent natural light and beautiful wood flooring. The generous reception room provides a superb setting for both everyday living and entertaining, with direct access onto a private balcony and the landscaped private rear garden beyond.

The principal bedroom features an attractive bay window and a beautifully appointed en-suite bathroom, while the second double bedroom is complemented by a separate contemporary shower room.

A particular highlight is the private rear garden, which also benefits from a separate garden studio, providing an ideal space for a home office, gym or additional recreational use.

Beautifully presented throughout and combining period proportions with a high-quality contemporary finish, this exceptional home occupies a prime position in the centre of Primrose Hill, moments from the area's renowned independent cafés, restaurants and boutiques, with the park directly opposite.

Council Tax Band: Camden - Band F
Security Deposit: £6,750
Holding Deposit: £1,350
Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Prime Location
- Kitchen
- Two Bathrooms
- Private Garden
- Reception Room
- Two Bedrooms
- High Ceilings
- Studio

Council Tax Band: F
EPC: C

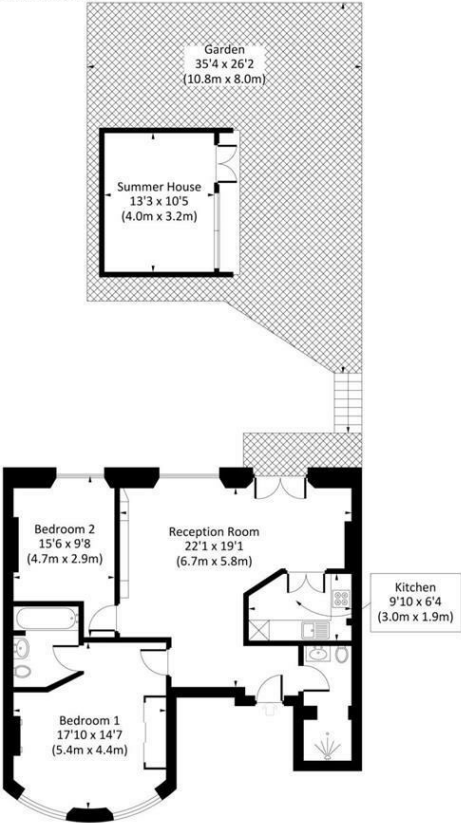






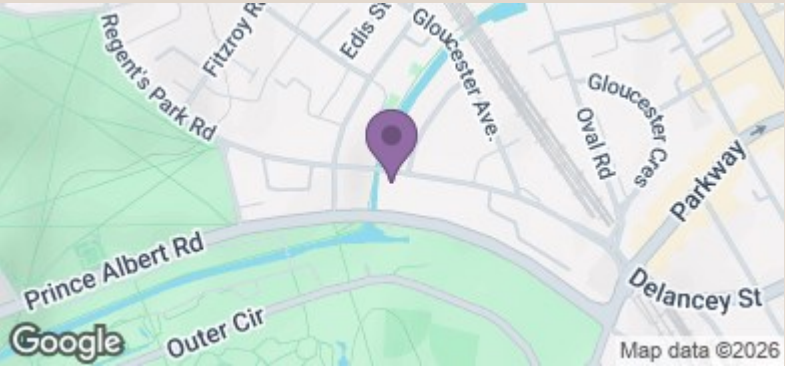
REGENTS PARK ROAD, NW1

Approx. gross internal area
 834 Sq Ft. / 77.5 Sq M.
 140 Sq Ft. / 13 Sq M. Summer House
 974 Sq Ft. / 90.5 Sq M. Inc. Summer House



RAISED GROUND FLOOR

All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2023 www.dowlingjones.com 020 7610 9933



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
EU Directive 2002/91/EC			

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