
KING HENRY'S ROAD — NW3
Asking Price £1,250,000

An exceptional London apartment in one of the best neighbourhoods the city has to offer.

Elegant architecture, spaces flooded with natural light, only three hundred metres from Primrose Hill.

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RECEPTION/ DINING/ KITCHEN/ TERRACE





London is a city famous for its open spaces, and Primrose Hill is surely its most iconic. London is also a city famous for the elegance of its architecture, none more so than the raised ground floors of its Victorian villas.

Originally designed as formal reception rooms, elevated from the dust, traffic and prying eyes of the city, these were spaces for which the finest proportions and period detailing were reserved.

Over 150 years later, the individual floors of these villas make wonderful city homes.

With ceilings extending to over three metres, and windows which span nearly the same height, they are homes which are flooded with natural light, in this case accentuated by a south facing reception and kitchen, and a lovely terrace with the same orientation. Primrose Hill is one of only half a dozen protected views in the capital. It's the first neighbourhood you encounter as you head north from central London. A serene walk through two Royal parks takes you from Primrose Hill to either Marylebone or Fitzrovia.

It's one of central London's prettiest villages, offering the perfect mixture of green open spaces, a thriving local community and wonderful local places to eat, grab a coffee or get together with friends.

Swiss Cottage Underground (Jubilee Line) is less than 800m, Chalk Farm (Northern Line) is just over 1km. From here, Bond Street and St Pancras International are reachable within ten minutes, and Heathrow and London City each within forty-five.

KING HENRY'S ROAD — NW3



BEDROOM



KITCHEN



RECEPTION / DINING ROOM

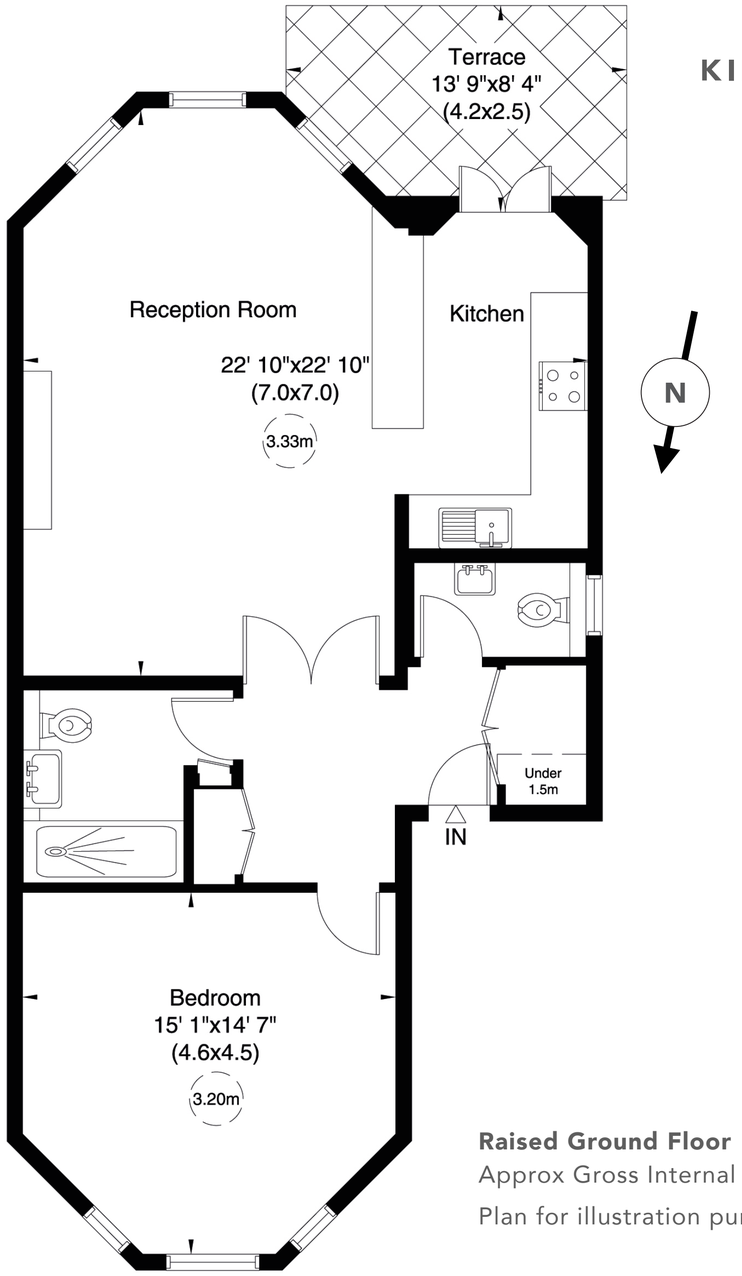


TERRACE





SHOWER ROOM



Raised Ground Floor

Approx Gross Internal Area **827 Sq Ft** (77 Sq M)

Plan for illustration purposes only. Not to scale.

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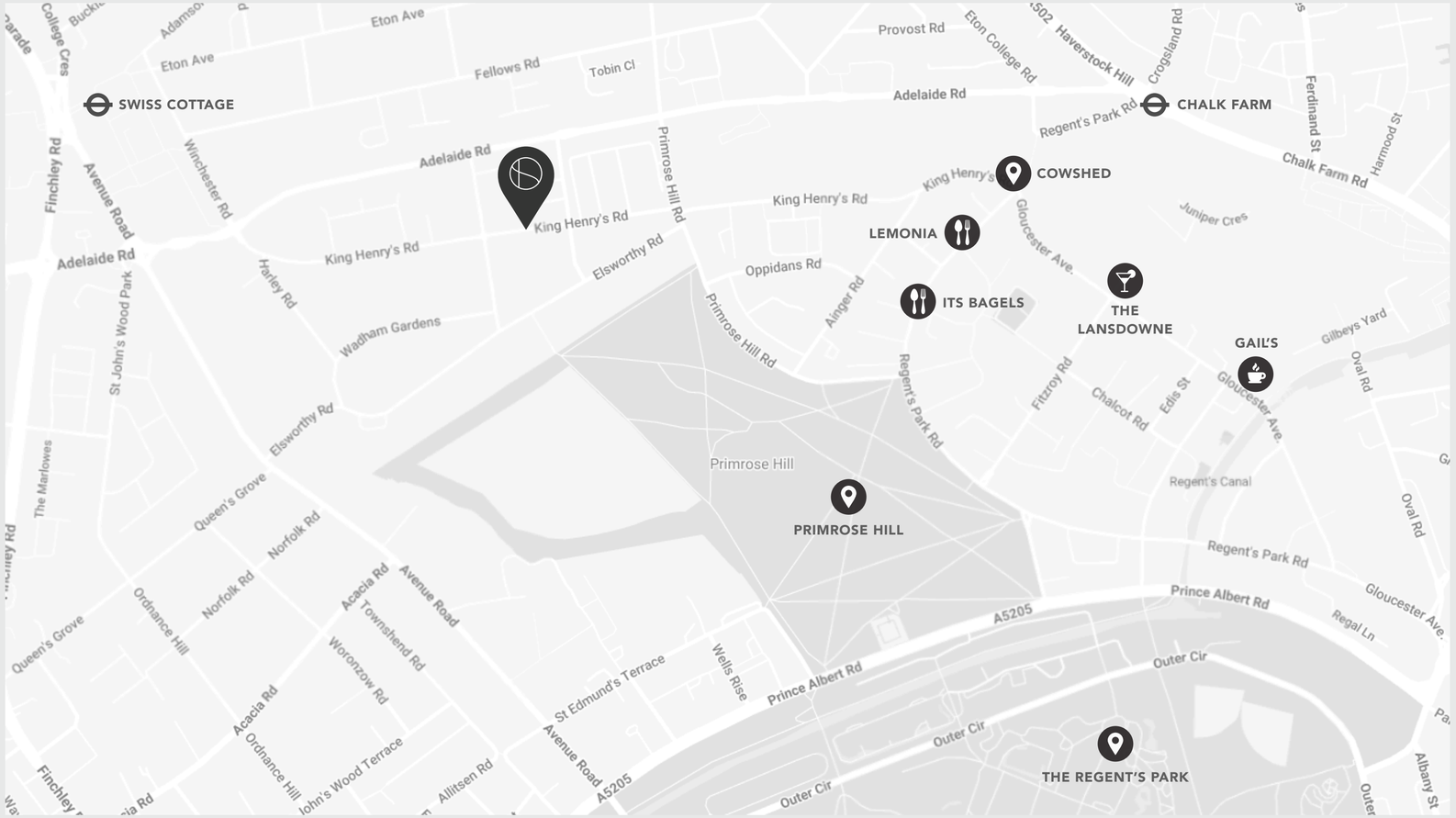
Accommodation

- Bedroom
- Reception room open plan to fully fitted kitchen
- Shower room
- Guest WC

Amenities

- South facing terrace
- Residents permit parking

Local Area



Terms

- **Tenure:** Share of Freehold
- **Annual ground rent:** TBC
- **Annual service charge amount:** Approximately £3,000
- **Council Tax band:** London Borough of Camden - Band F

Energy Performance Certificate

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

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ENQUIRE



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