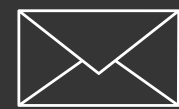


PRINCE ALBERT ROAD — NW1

Asking Price £1,295,000

PRINCE ALBERT ROAD — NW1

Privacy, security and convenience.
Situated directly opposite Primrose Hill and The Regent's Park,
moments from Primrose Hill village.



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PRINCE ALBERT ROAD — NW1



Primrose Hill is one of only half a dozen protected views in the capital. It's also the first neighbourhood you encounter as you head north from central London.

A serene walk of just over one and a half miles through two Royal parks takes you from Primrose Hill to either Marylebone or Fitzrovia.

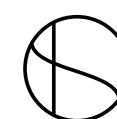
It's the perfect location for a London apartment. Providing access to everything that central London has to offer, whilst being located directly opposite both Primrose Hill and The Regent's Park - a combined 450 acres of unspoilt open spaces.

Architecture firm *O/R Studio* have taken a third floor apartment and in reimagining the internal configuration, given an incoming purchaser the opportunity to

create a comfortable London apartment, with two bedroom suites, a guest wc and a semi-open plan kitchen - all with views towards The Regent's Park.

With a private south facing terrace, a gated and covered parking space with electric charging, day time concierge service and a residents only communal garden, the apartment provides a rare combination of privacy, security and convenience.

Located in one of London's most sought after locations, moments from Primrose Hill village.



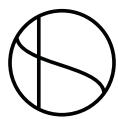
PRINCE ALBERT ROAD — NW1



KITCHEN



PRIVATE TERRACE



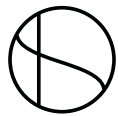
PRINCE ALBERT ROAD — NW1



RECEPTION ROOM



COMPUTER GENERATED IMAGE OF RECEPTION ROOM/ KITCHEN



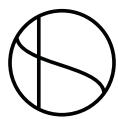
PRINCE ALBERT ROAD — NW1

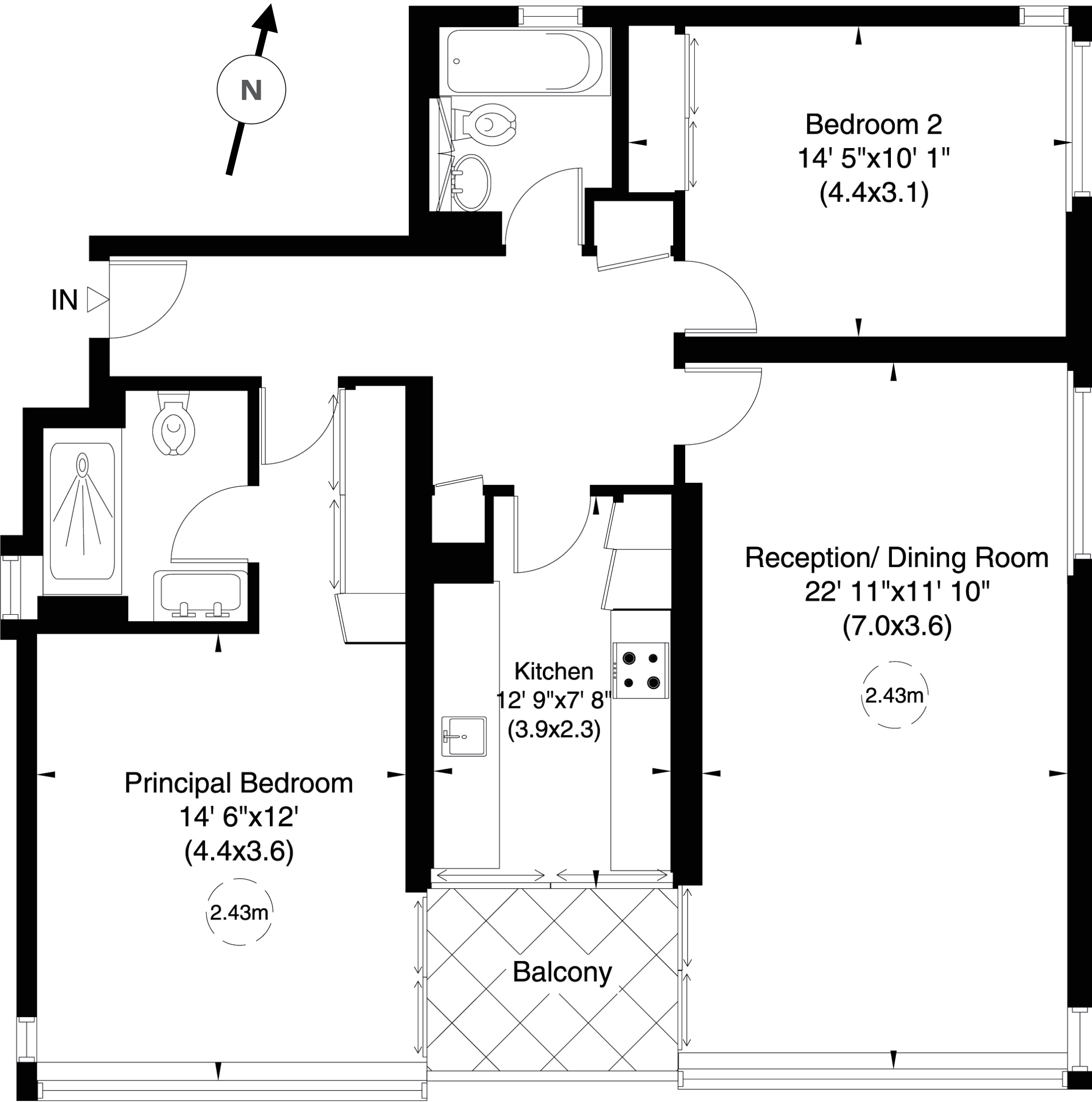


COMPUTER GENERATED IMAGE OF PRINCIPAL BEDROOM/ EN-SUITE SHOWER ROOM



PRINCIPAL BEDROOM





Existing Accommodation

- Principal bedroom with en-suite shower room
- Bedroom 2
- Bathroom
- Reception/ dining room
- Kitchen

Amenities

- Private south facing terrace
- Gated, covered off-street parking for one car with an electric charging point
- Daytime concierge
- Communal heating & hot water
- Residents’ only communal garden
- Residents permit parking

Third Floor

Approx Gross Internal Area **978 Sq Ft** (91 Sq M)

Plan for illustration purposes only. Not to scale.

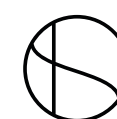
PRINCE ALBERT ROAD — NW1



Proposed Plans

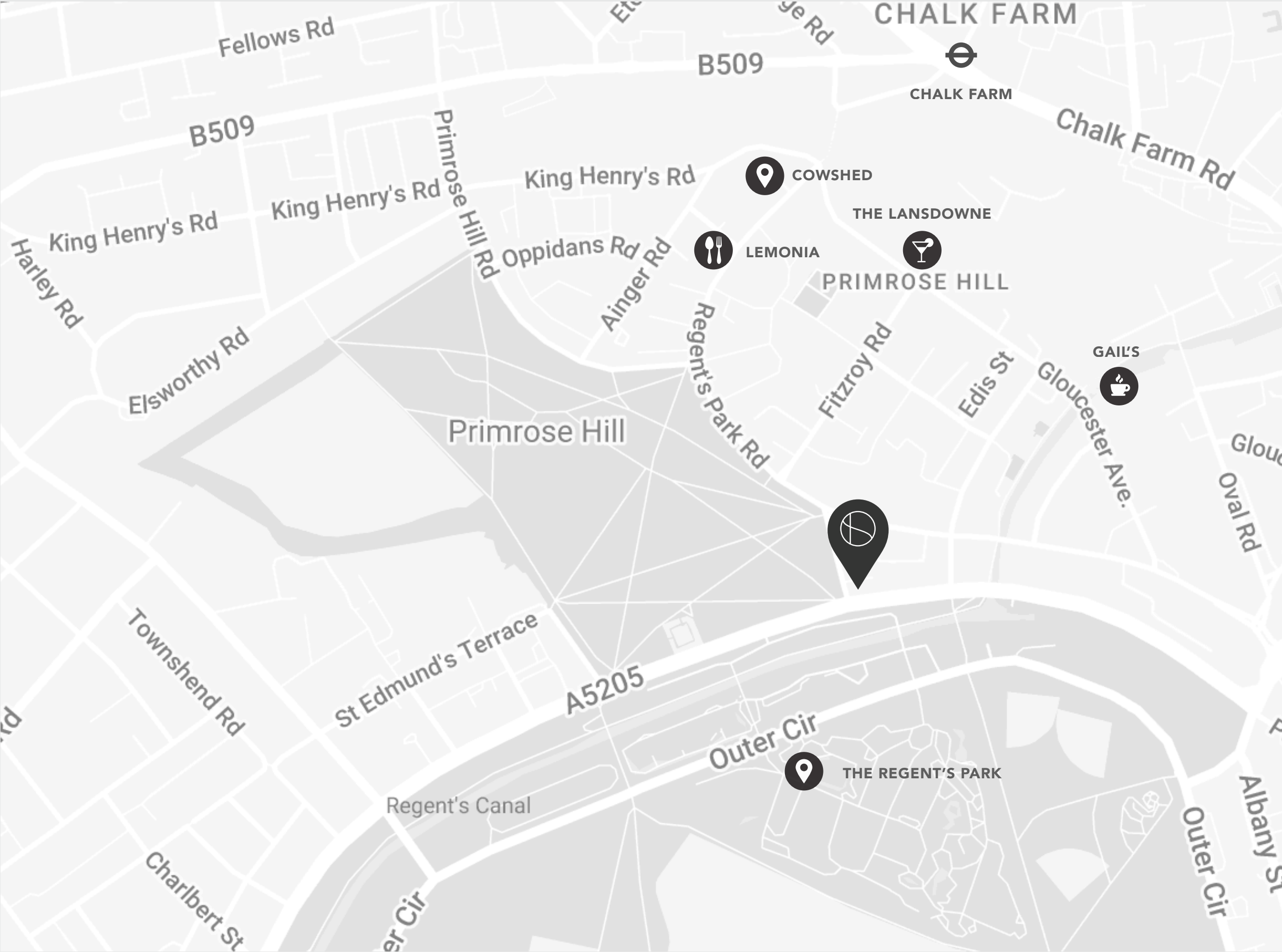
- Principal bedroom suite with en-suite shower room
- Second bedroom suite with en-suite shower room
- Semi open plan kitchen/ reception room incorporating dining area
- Guest W/C
- Utility cupboard
- Private terrace

Any reference to alterations to, or use of, any part of the property does not mean that planning, building regulations or other consent has been obtained. As with any leasehold apartment, alterations require the freeholder's consent and a licence to alter. The building is a "higher-risk building" under the Building Safety Act 2022. This is not specific to this property: the definition captures every residential building in England of at least 18 metres or seven storeys containing two or more dwellings. Non-structural internal refurbishment, such as like-for-like replacement of kitchens, bathrooms, flooring, joinery and fittings, falls outside the Building Safety Regulator's remit. Purchasers contemplating more extensive works should familiarise themselves with the Act and take professional advice at an early stage.



PRINCE ALBERT ROAD — NW1

Local Area



Terms

- **Tenure:** Leasehold + Share of Freehold
- **Annual service charge amount:** Approximately £12,750 per annum, inclusive of heating & hot water
- **Annual reserve fund amount:** Approximately £1,800 per annum
- **Council Tax:** London Borough of Camden - Band F

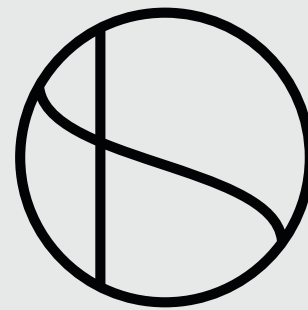
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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