

LEXINGTONS



FOR
SALE

King Henrys Road, London, NW3
£3,500 Per Month

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77 King Henrys Road London, NW3 3QR

- Three Double Bedrooms - Not suitable for more than 2 sharers (no HMO licence)
- Communal Garden - Modern Kitchen
- Near Chalk Farm tube station (0,4m) - 0,1m from Primrose Hill Park
- 915 sq ft - 85 sq m - Part furnished - Lift - Balcony
- EPC C - Council Tax Band D (£2,207.12)

Three double bedroom apartment with far-reaching views over Belsize Park and the Primrose Hill roof-line. Other features include a south facing balcony, modern kitchen, double glazed windows, laminate wood floors throughout, neutral décor, Shower room with separate WC and good storage. *Some images include digitally staged furniture and décor to illustrate potential layout and use of space. Furnishings are for visual purposes only and are not included in the rental.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Directions

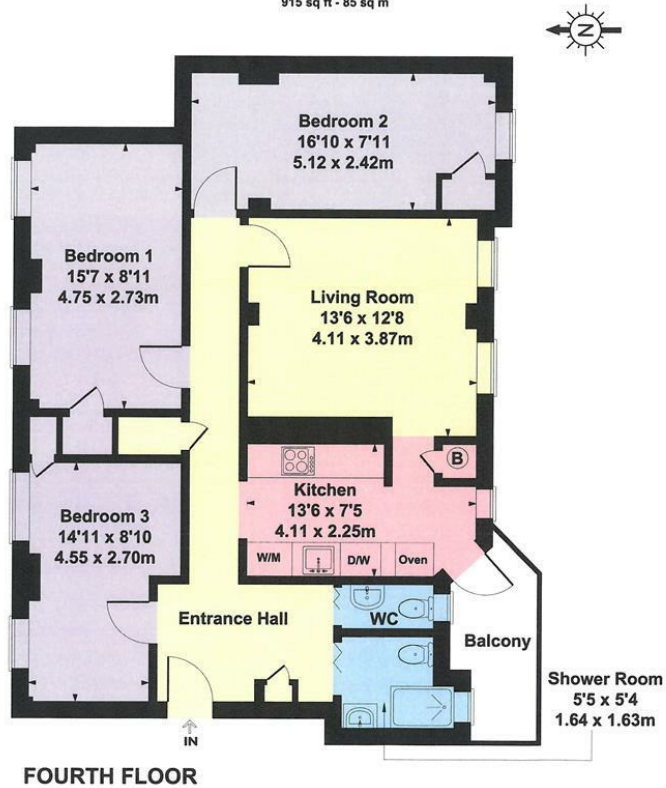
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Primrose Hill Court, King Henry's Road

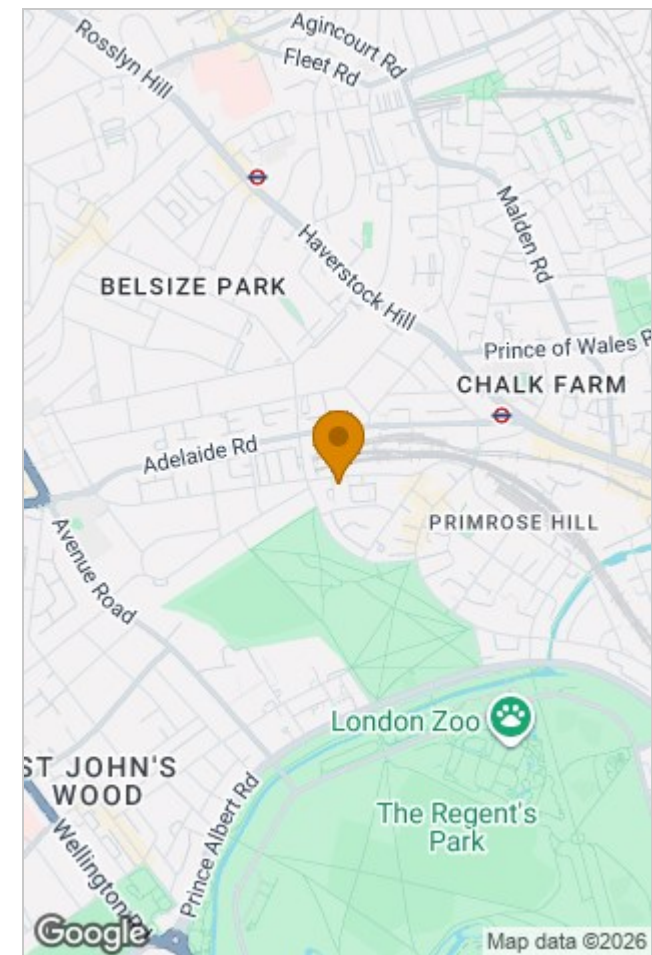
Approximate Gross Internal Area
915 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2020
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<https://mail.google.com/mail/u/0/#inbox/FMfcgwxJXxmJtmckNJKBlzzSZkztB?project=1&messagePartId=0.1>

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.