

# PRIMROSE HILL, NW1

Red.

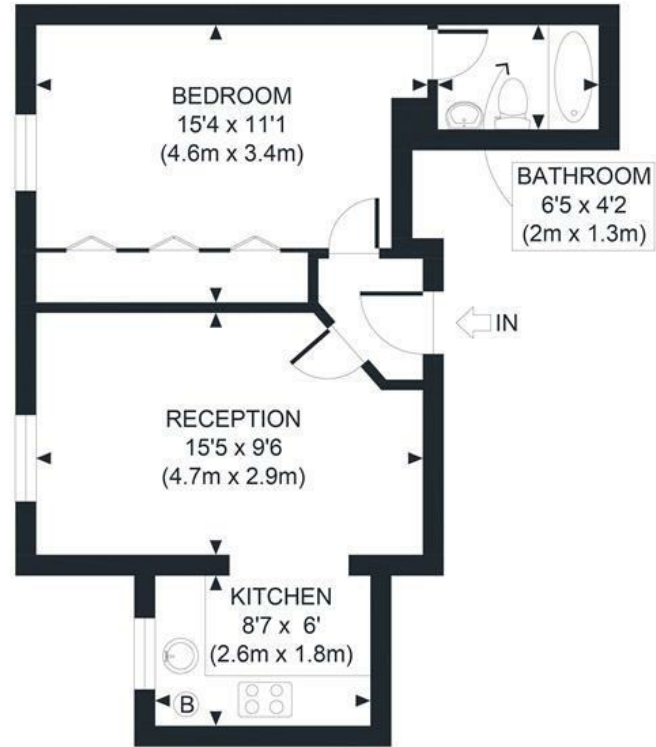


£500,000

Occupying a prime position on Regent's Park Road in the heart of Primrose Hill Village, this beautifully presented one-bedroom apartment offers refined living within one of London's most fashionable and desirable addresses. Combining contemporary finishes with an intelligent layout, the home presents an ideal London residence, pied-à-terre or investment opportunity.

The apartment offers a bright and well-proportioned living environment, centred around a stylish semi-open-plan reception and a recently refurbished kitchen designed for both everyday living and entertaining. The generous double bedroom benefits from excellent built-in storage and a well-appointed en-suite bathroom, creating a comfortable and private retreat. The property is presented in excellent decorative order throughout, allowing an incoming purchaser to move straight in.

Perfectly positioned, the property sits moments from the independent cafés, restaurants and boutiques that define Primrose Hill, while the green open spaces of Primrose Hill Park, Regent's Park and the Regent's Canal are all within a short stroll. Excellent transport connections are provided by Chalk Farm and Camden Town Underground stations, offering easy access to the West End, the City and King's Cross.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 408 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 408 SQ FT / 38 SQM

Ref: Copyright **photo**plan

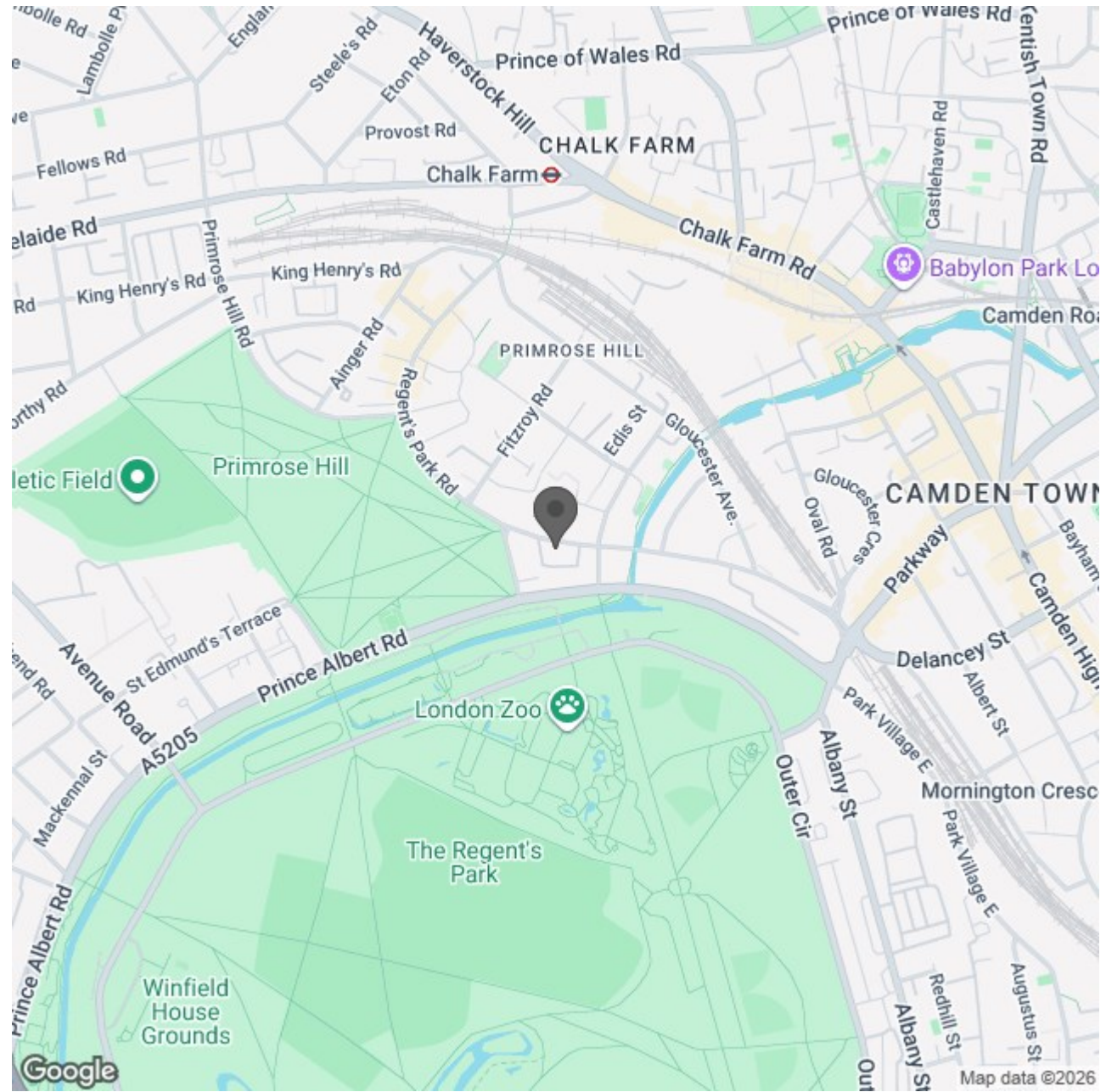
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

- Prime Primrose Hill Village location on Regent's Park Road
- Bright semi open-plan reception room
- En-suite bathroom
- Moments from Primrose Hill Park and Regent's Park
- Recently refurbished kitchen
- Spacious double bedroom with fitted storage
- Excellent transport links nearby
- Ideal home, pied-à-terre or investment



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		EU Directive 2002/91/EC	

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



**Red.**