



**Gloucester Avenue NW1**

**London**

**£1,150,000**



**Please Quote Ref: AW1324**

Located on Gloucester Avenue in fashionable Primrose Hill, this spacious top-floor, three-double-bedroom apartment features a south-west facing balcony and is offered for sale with no onward chain. Bathed in natural light, the flat boasts a well-designed layout. A central hallway with ample storage leads to a generous reception room and a principal bedroom with an ensuite, both situated at the front of the building and opening onto the terrace. The apartment also includes two additional double bedrooms, a modern kitchen with rear views, and a contemporary bathroom. Located in the heart of Primrose Hill, Internal viewing is highly recommended for this exceptional property.

**Location**

Primrose Hill, nestled just north of Regent's Park, is one of London's most desirable neighbourhoods. Renowned for its picturesque charm, vibrant community, and panoramic views from its iconic hill, this affluent area blends village tranquillity with urban convenience. Regent's Park Road boasts a lively mix of independent cafés, bars, restaurants, delis, and boutiques. Highlights include cozy eateries and unique shops that foster a strong community vibe. Nearby, Chalk Farm, Underground station (Northern Line) offers quick access to the West End, while Camden Town and its famous market are just a short walk away. With excellent schools and easy connections to central London, Primrose Hill is an ideal location for families and professionals seeking a perfect balance of charm and connectivity.





## Full Description

Set on the top floor of two combined Victorian properties, this lateral apartment offers approximately 1,075 square feet of elegant living space. The central hallway, equipped with ample storage cupboards, welcomes you and sets the tone for the bright and airy interiors.

The expansive open-plan reception room is thoughtfully zoned, featuring a comfortable lounge area and a dedicated dining space, ideal for entertaining. Flooded with natural light through large windows, this room benefits from direct access to a south-west facing balcony, perfect for morning coffee or evening relaxation.

The separate, well-appointed kitchen is designed in neutral tones with sleek worktops, offering ample preparation and storage space.

The generously sized principal bedroom is complete with an ensuite bathroom and direct balcony access. Two additional double bedrooms, both bathed in natural light, are served by a contemporary family bathroom with modern fixtures. The spacious hallway provides further practicality with multiple storage cupboards, ensuring a clutter-free environment.

The south-west facing balcony, accessible from both the reception room and principal bedroom, offers a private outdoor space with charming views, ideal for unwinding.

The property is being sold with a new lease and has the benefit of no onward chain.



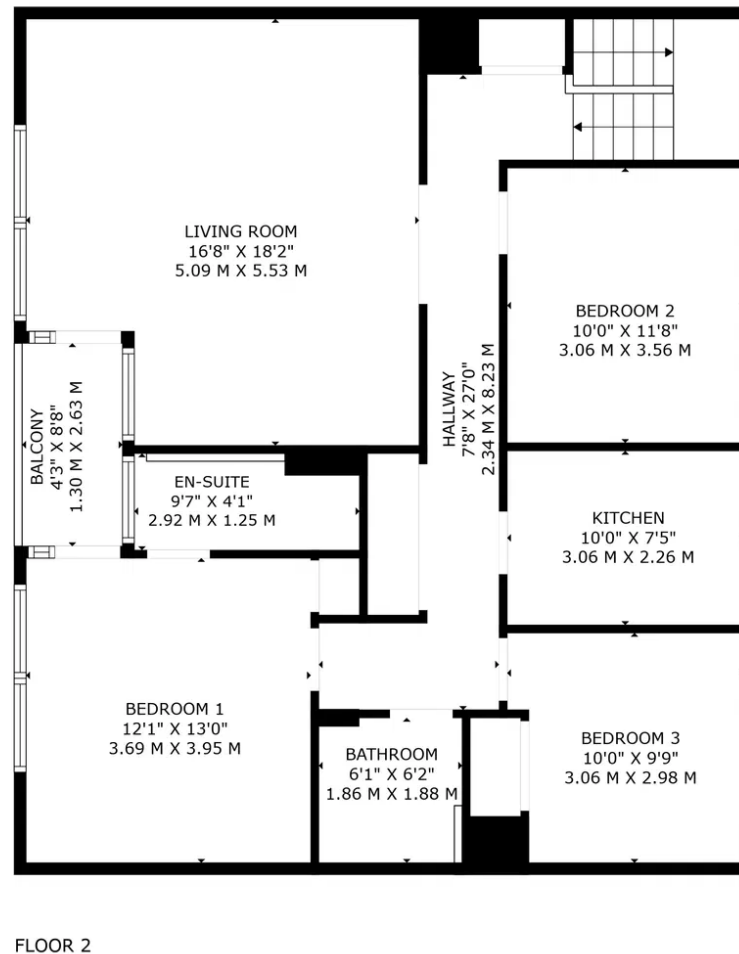
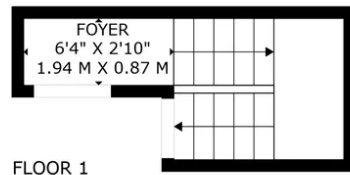












**TOTAL: 1091 sq. ft, 102 m<sup>2</sup>**  
 BELOW GROUND: 62 sq. ft, 6 m<sup>2</sup>, FLOOR 2: 1029 sq. ft, 96 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 20 sq. ft, 2 m<sup>2</sup>, BALCONY: 37 sq. ft, 3 m<sup>2</sup>, WALLS: 92 sq. ft, 8 m<sup>2</sup>  
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Amanda Walker - The Estate Agent

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