



**113 King Henrys Road
London, NW3 3QX**

Edward Chase is delighted to present to the residential lettings market this exceptional two-bedroom, two-bathroom upper floor apartment, ideally situated in the highly sought-after area of Primrose Hill, NW3. Offering spacious and well-proportioned accommodation, this attractive home is filled with natural light thanks to its impressive bay sash windows and benefits from a private balcony, creating a bright and welcoming living environment. With excellent transport links into Central London and an array of local cafés, restaurants, green spaces and amenities nearby, this property is perfectly suited to professionals, couples or small families seeking both comfort and convenience. Key Features: • Prestigious Primrose Hill, NW3 location • Two generous double bedrooms • Two modern bathrooms • Bright and spacious reception room • Separate fitted kitchen • White goods included • Flexible furnishing options • Private balcony • Characterful bay sash windows •



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- Two modern bathrooms
- Private balcony
- White goods included
- Two spacious double bedrooms
- Bright reception room
- Separate fitted kitchen
- Flexible furnishing available

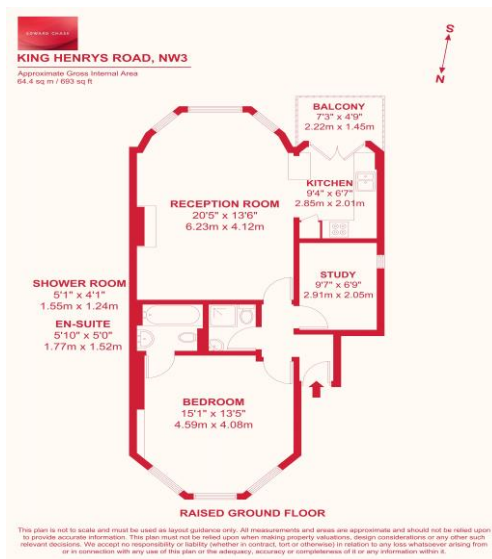
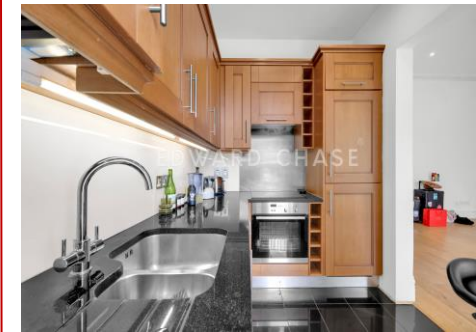
Monthly Rental Of £3,400

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Combination boiler • Excellent transport links to Central London • Walking distance to local amenities and Primrose Hill Park
How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.