





**GUIDE PRICE: £3,250,000**  
**TENURE: FREEHOLD**  
**COUNCIL TAX BAND: G**  
**EPC : C**

# ARLINGTON

RESIDENTIAL

8 Wellington Road, St. John's Wood, London NW8 9SP  
[info@arlingtonresidential.com](mailto:info@arlingtonresidential.com)

+44 (0)20 7722 3322  
[arlingtonresidential.com](http://arlingtonresidential.com)



A beautifully presented architect designed contemporary townhouse in the heart of Primrose Hill, offering exceptional natural light and 2,911 sq ft of well considered accommodation. The ground floor is defined by a generous kitchen and dining space, conceived as the focal point of the home, opening directly onto a private decked area which leads onto communal gardens. Off street parking for up to two cars. On the first floor, a well-proportioned reception room alongside a soundproofed study, offering excellent space for both entertaining and working from home, with two ensuite bedrooms arranged on the floor above.

The lower ground floor is dedicated to wellness, featuring a gym, sauna and skylights that bring natural light into the space. An additional room is currently used as a consultation room. Occupying its own level, the principal suite provides a calm and secluded retreat, comprising a spacious bedroom, ensuite bathroom, and dressing room. Above, a private roof terrace of circa 200 sq ft offers an elevated outlook across the London skyline, ideal for entertaining or quiet relaxation.

Further benefits include underfloor heating across the lower ground, ground, and first floors, together with air conditioning to the upper bedroom levels. Positioned directly opposite Primrose Hill Park and moments from Primrose Hill village, the property combines immediate access to open green space with a selection of cafés, restaurants, and amenities. Chalk Farm (Northern Line) and Swiss Cottage (Jubilee Line) are both within walking distance, providing excellent connectivity into Central London.









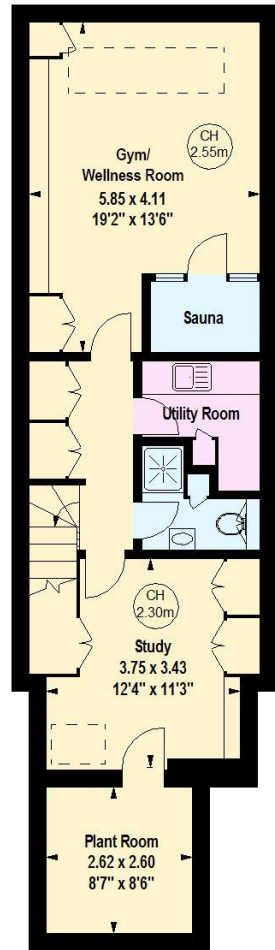




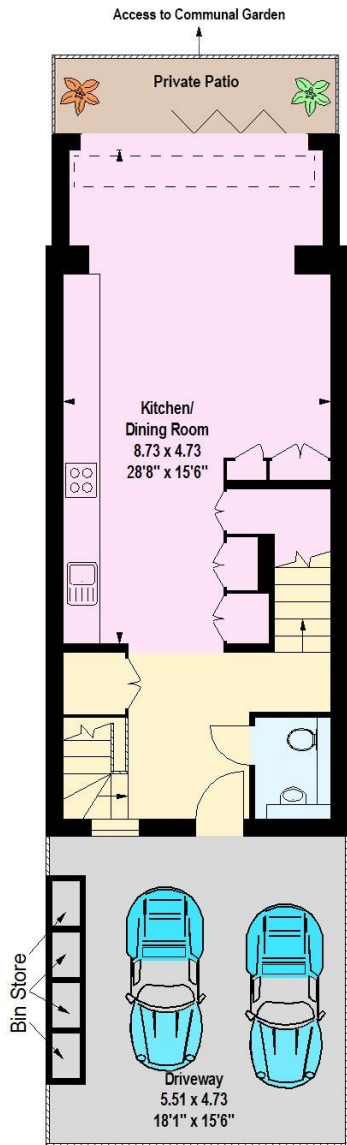




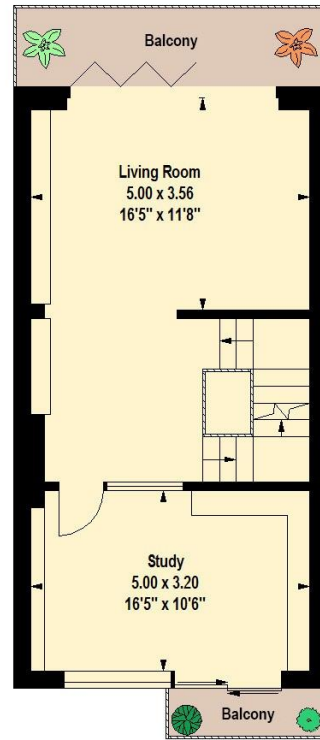
Meadowbank,  
Ainger Road, NW3  
Approximate gross internal area  
2911 sq ft / 270.43 sq m



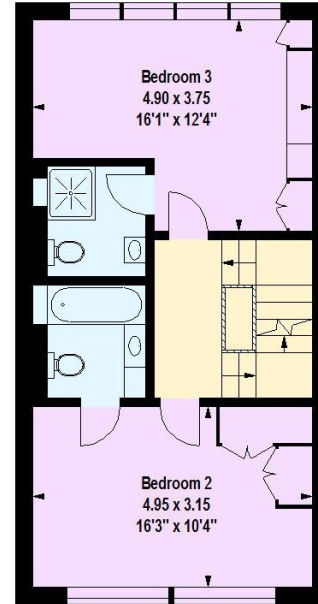
Lower Ground Floor



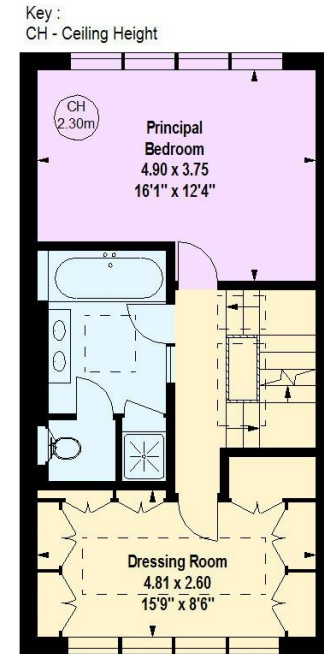
Ground Floor



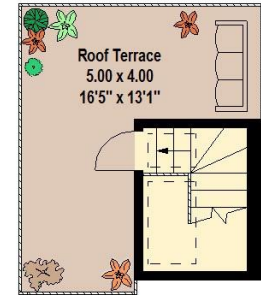
First Floor



Second Floor



Third Floor



Fourth Floor

Key:  
CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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