



# ST MARKS SQUARE

London NW1



# A CHARMING PERIOD HOUSE WITH PRIVATE PARKING

A rare opportunity to acquire a substantial and elegant family home  
in the heart of Primrose Hill, cherished by the same family for over 64  
years.



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Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Freehold

Guide Price: £5,500,000



## GRAND PERIOD HOME WITH EXCEPTIONAL PROPORTIONS

Rich in character and heritage, this handsome period residence sits behind a beautiful walled garden and offers exceptional proportions throughout, with impressive ceiling heights, floor-to-ceiling windows and an abundance of natural light.

Arranged over approximately 5,900 sq ft, the house provides wonderfully flexible accommodation including five reception rooms, a generous kitchen/breakfast room, six bedrooms, four bathrooms and the added benefit of garage parking. A variety of formal and informal living spaces create an ideal setting for both family life and entertaining, while the bright and airy rooms enhance the home's welcoming atmosphere.









# CHARACTER, VERSATILITY AND ENDLESS POSSIBILITIES

The lower ground floor is currently configured as a self-contained unit, comprising its own reception room, two bedrooms, a bathroom and utility area, making it well suited to guest accommodation, independent family living or multi-generational occupation. Subject to a purchaser's requirements, it could either continue to operate in this way or be more fully integrated into the main house.

Combining period charm with remarkable scale, the property retains many original features and presents an exciting opportunity for a new owner to create their own legacy in one of Prime Central London's most sought-after locations. Situated just moments from Regent's Park, this exceptional home offers a rare combination of grandeur, flexibility and untapped potential.

St Mark's Square is one of Primrose Hill's most sought-after garden squares, offering an enviable position moments from both Regent's Park and the charming village atmosphere of Primrose Hill. Renowned for its elegant period architecture, leafy surroundings and strong sense of community, the area provides a rare balance of tranquillity and central London convenience.

Please note: The vendor has informed us that the property suffered from subsidence in 2008, but that there have been no issues since remediation works were completed. No structural engineer's report or other supporting documentation has been provided and therefore potential buyers may wish to make further enquiries and take independent advice on this matter.







**Third Floor**  
 Approximate Area = 97.7 sq m / 1052 sq ft  
 Including Limited Use Area (7.3 sq m / 787 sq ft)



**First Floor**  
 Approximate Area = 103.1 sq m / 1110 sq ft  
 Including Limited Use Area (0.1 sq m / 1 sq ft)  
 (Excluding Void)



**Second Floor**  
 Approximate Area = 96.7 sq m / 1041 sq ft  
 Including Limited Use Area (0.4 sq m / 4 sq ft)  
 (Excluding Void)

Approximate Gross Internal Area = 546.3 sq m / 5881 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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