



58D King Henrys Road

Primrose Hill | London | NW3 3RP

Offers Over £1,750,000



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A contemporary and very well-planned house offering bright and abundant living space in the heart of Primrose Hill.

This incredible family home has been remodelled to exacting standards and offers an impressive reception room opening onto a luxury kitchen, 2 further reception rooms, 4 / 5 bedrooms, 3 bathrooms, a patio garden, and a balcony. Off-street parking for 2 cars.

The house has been refurbished with attention to detail, including LED lighting, solid wooden floors and underfloor heating.

King Henrys Road is ideally located between Primrose Hill and Belsize Village offering a large selection of restaurants, cafe's and transport links.

* some images have CGI furniture added

Freehold
Camden Band - G

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

- No Chain
- Contemporary finish
- Patio Garden
- Study
- 2,228 Sq Ft
- Parking
- Balcony
- Great Location



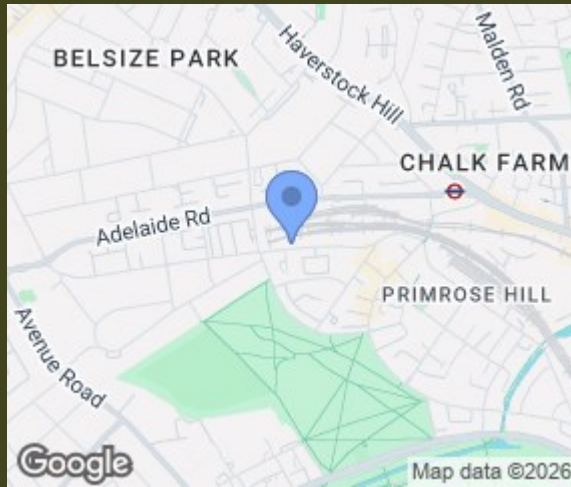
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

Freehold

Council Tax Band G

EPC Rating C

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



King Henry Road

Approx. Gross Internal Area 2228 Sq Ft - 206.99 Sq M

Approx. Gross Total Area 3199 Sq Ft - 297.20 Sq M
(Including Terrace, Patio, Garden & Balcony)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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