



# 58D King Henrys Road

Primrose Hill | London | NW3 3RP

£2,250,000



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

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



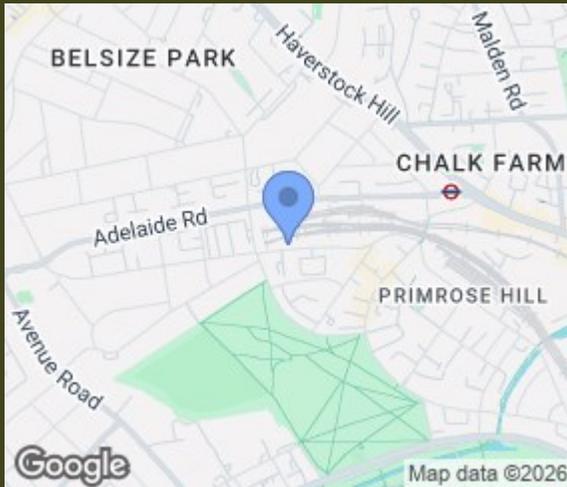
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### Energy Efficiency Rating

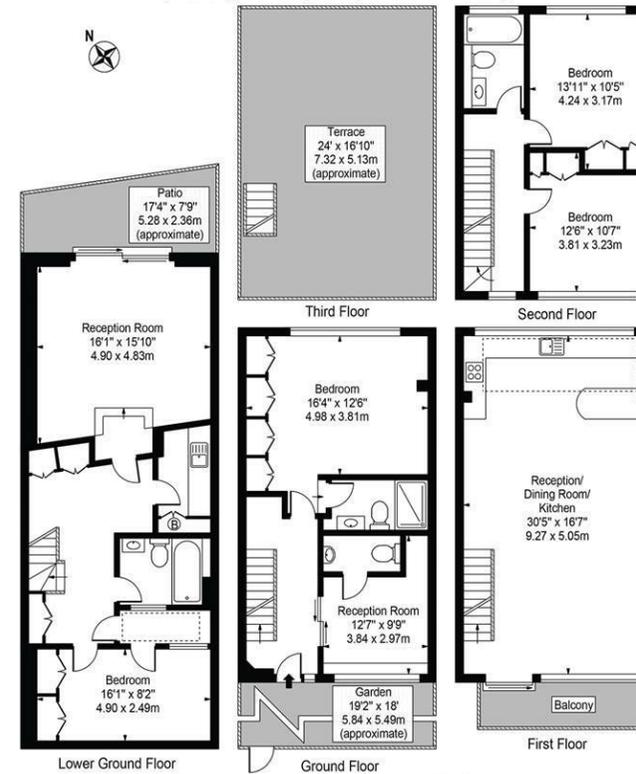
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Freehold  
Council Tax Band G  
EPC Rating C



## 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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