



Gloucester Crescent

Primrose Hill | London | NW1 7EG

Price Guide £2,300,000



Gloucester Crescent

Primrose Hill | London

NW1 7EG

Price Guide £2,300,000

Nestled in the heart of Primrose Hill, on one of the area's best roads, this "chocolate box" detached home was originally built circa 1850 and arranged over 1,305 sq ft / 121.3 sq m on two floors only.

Situated just moments from The Regent's Park, this home provides a rare lateral flow and an abundance of natural light throughout its subtle contemporary interiors.

The ground floor features a warm and inviting reception living room that leads to a fabulous modern fitted kitchen and dining area - and direct access to a south-facing patio garden. On the first floor, the principal bedroom suite with an ensuite bathroom is complemented with 2 further bedrooms - one currently utilised as a sophisticated study - and a separate shower room. This wonderful home is set behind walled/gated off-street parking for up to 2 cars.

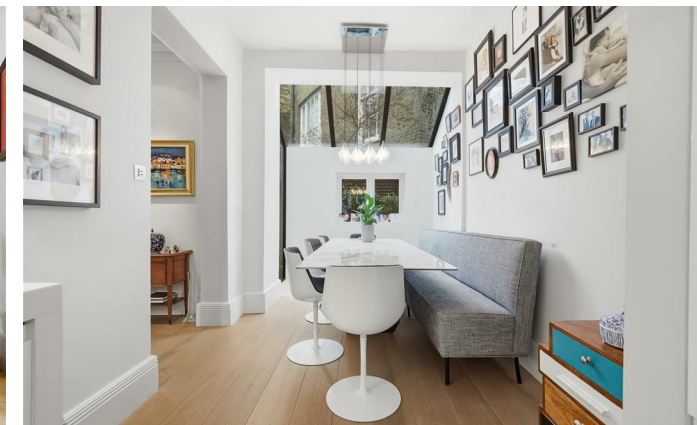
This property represents a rare opportunity to enjoy modern, high-specification living within a charming historic exterior in one of London's most coveted locations.

EPC: TBA

Council Tax: Camden Band F - £3,188.06 pa

Freehold

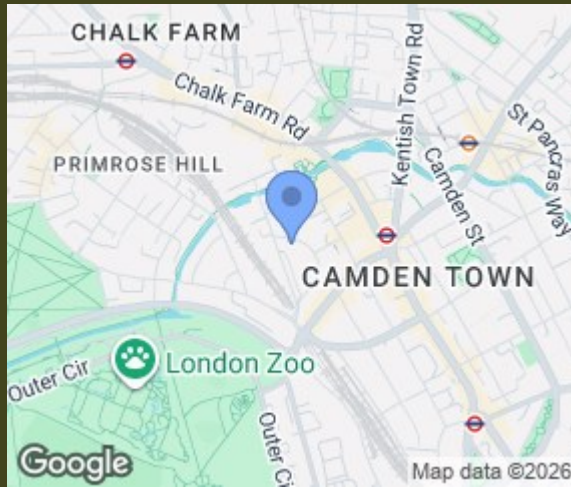
- Low Built Link-Detached House
- Large Reception / Living Room
- Principal Bedroom Suite with Ensuite Bathroom
- Study
- Off Street Parking Behind Gates
- Period House - Built Circa 1850
- Modern Kitchen Breakfast Room / Dining Area
- 1-2 further Bedrooms
- South Facing Patio Garden
- Moments From The Regent's Park and Primrose Hill



Offering a rare opportunity to acquire a low-built home available for the first time in over 25 years, this enchanting detached residence dates back to circa 1850. The present owner has meticulously refurbished and upgraded the property, resulting in a seamless blend of historic charm and subtle contemporary luxury.

Set behind secure, gated off-street parking for up to two cars, the property is perfectly positioned for the best of North London living. It is situated within 0.6 miles of the iconic open spaces of both The Regent's Park and Primrose Hill, as well as the vibrant boutiques, cafes, and eateries of Primrose Hill High Street. Excellent transport links are also within easy reach via Camden and Chalk Farm Underground Stations (Northern Line).





Energy Efficiency Rating

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

Freehold

Council Tax Band F

EPC Rating

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).



83 Boundary Road
 St John's Wood
 London
 NW8 0RG
 0207 625 7000
 enquiries@greenstonefisher.com
 www.greenstonefisher.com

Ground Floor

Approx. 59.9 sq. metres (644.4 sq. feet)

First Floor

Approx. 61.4 sq. metres (661.0 sq. feet)

Approx. Gross Internal Area 121.3 SqM (1305.4 SqFt)

This floor plan is for illustrative purposes only and should not be relied upon for accuracy. While efforts have been made to ensure its correctness, no responsibility is accepted for errors, omissions, or misstatements. Services, systems, and appliances shown have not been tested, and no guarantee is given as to their functionality. Room dimensions may include built-in furniture and are taken from the widest points. Total area figures are approximate. Buyers are advised to take their own measurements and carry out independent checks.

© @modephotouk www.modephotouk.co.uk.