



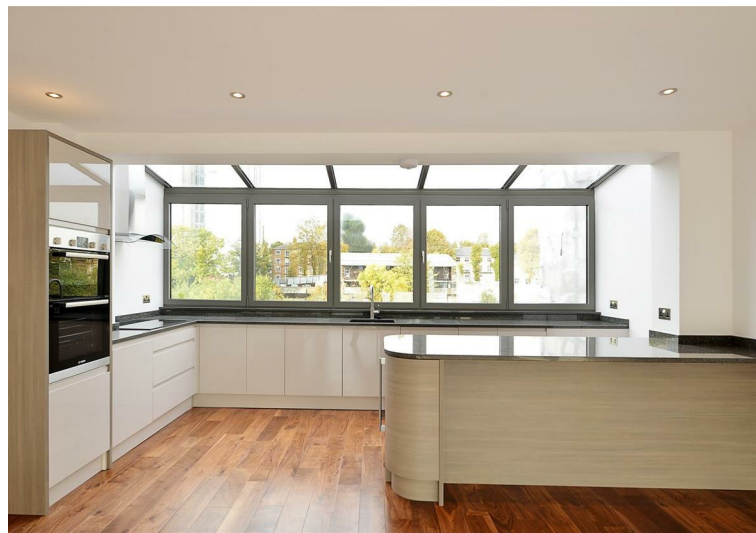
## Primrose Hill, NW3 £6,750 Per Month Unfurnished

We are delighted to offer an incredible family home which has recently undergone complete refurbishment to create bright contemporary living space in this ideal location only moment from Primrose Hill.

Finished to exacting standards the house boasts an impressive reception room opening onto a very modern luxury kitchen, 1 further reception room, 5 bedrooms, 3 bathrooms, patio garden and balcony.

Great attention has been made to the refurbishment with new services including LED lighting 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.

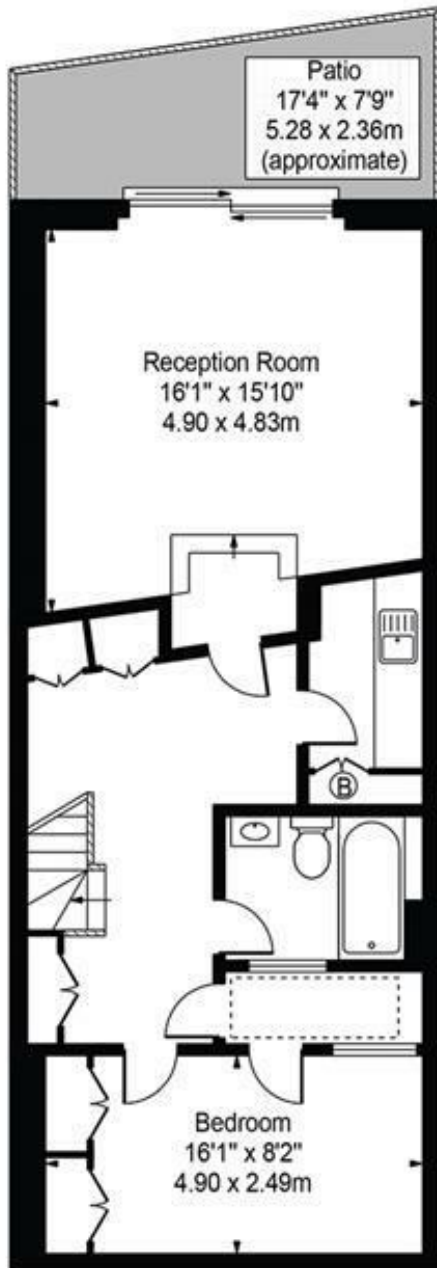


# King Henry Road

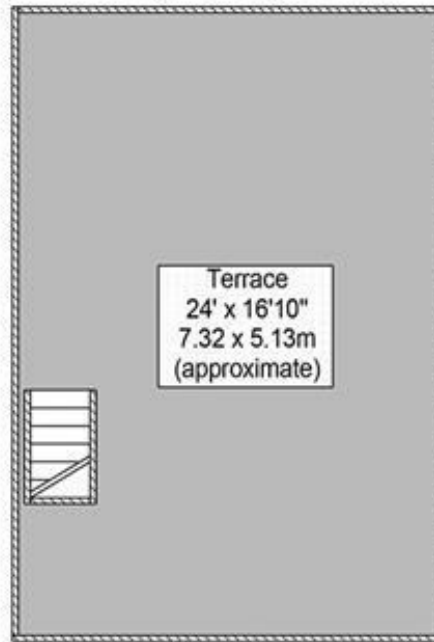
Approx. Gross Internal Area 2228 Sq Ft - 206.99 Sq M

Approx. Gross Total Area 3199 Sq Ft - 297.20 Sq M

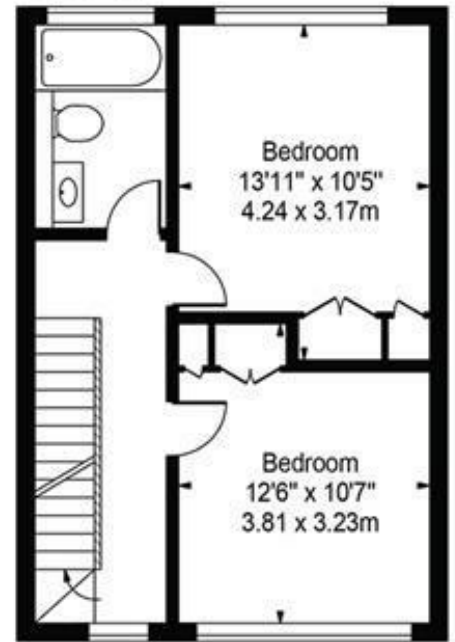
(Including Terrace, Patio, Garden & Balcony)



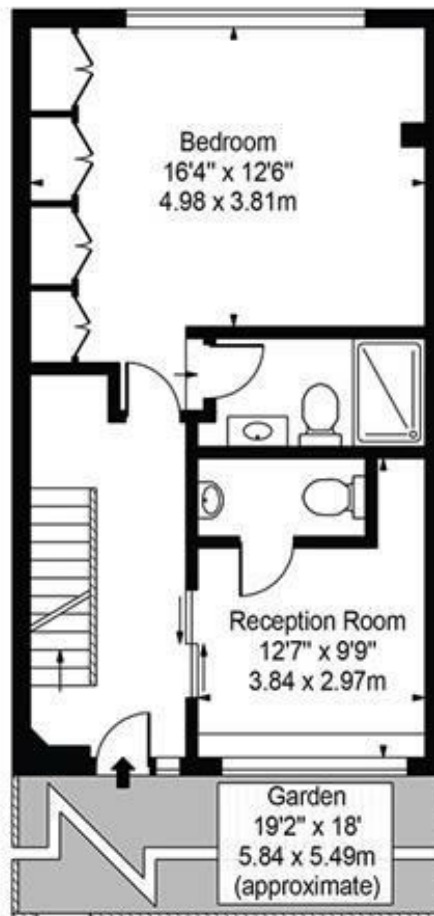
Lower Ground Floor



Third Floor



Second Floor



Ground Floor



First Floor

**For Illustration Purposes Only - Not To Scale**

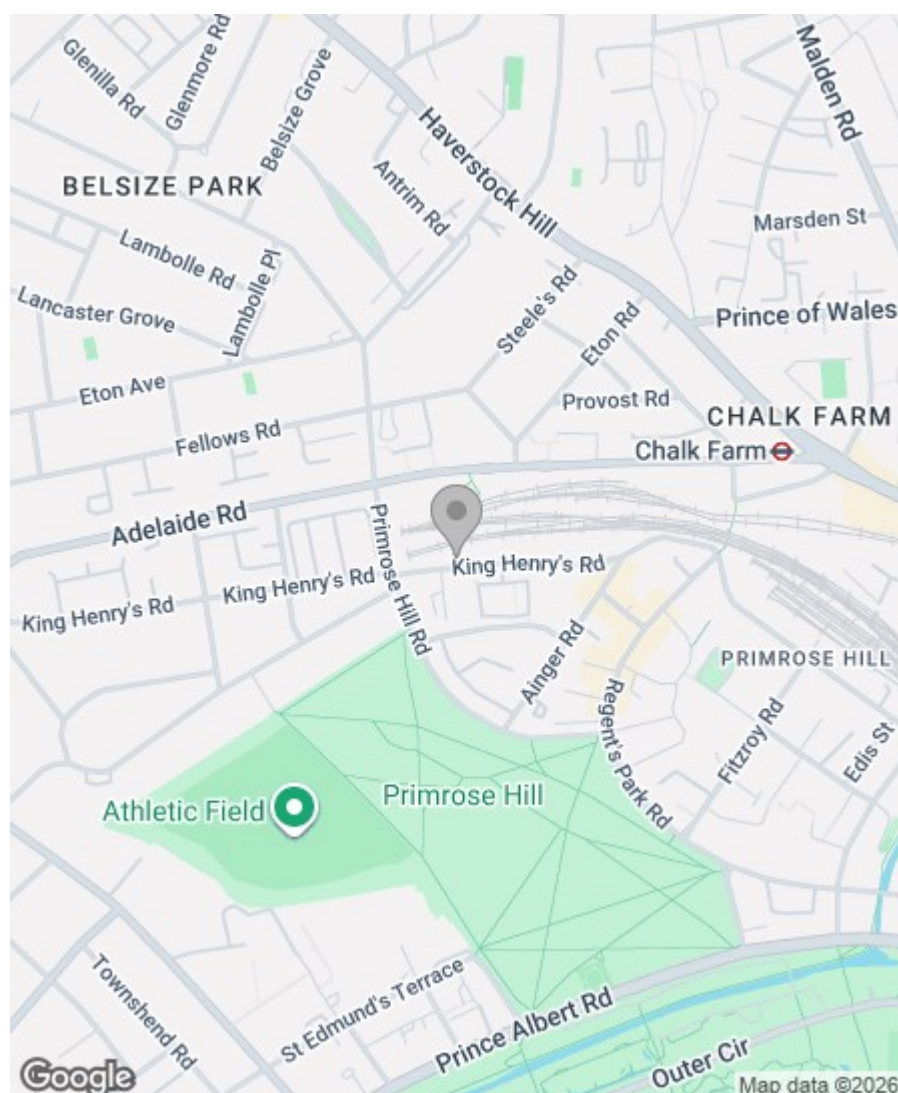
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

## Property Overview

|            |                    |
|------------|--------------------|
| Location   | Primrose Hill, NW3 |
| Price      | £6,750 Per Month   |
| Bedrooms   | 5                  |
| Bathrooms  | 3                  |
| Receptions | 2                  |
| Council    | Camden - £3,510.6  |
| Tax Band   | G                  |
| Furnishing | Unfurnished        |

## Key Features

- 2,228 Sq Ft
- Unfurnished
- Ultra contemporary
- Balcony
- Patio Garden
- High end Finish
- Study
- Parking 2 cars



## 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>                            |                         |           |
| (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 |                         |           |
|                                             | 72                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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We are members of



**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).