

## King Henrys Road, Primrose Hill, NW3 £2,250,000 Subject to contract

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 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.





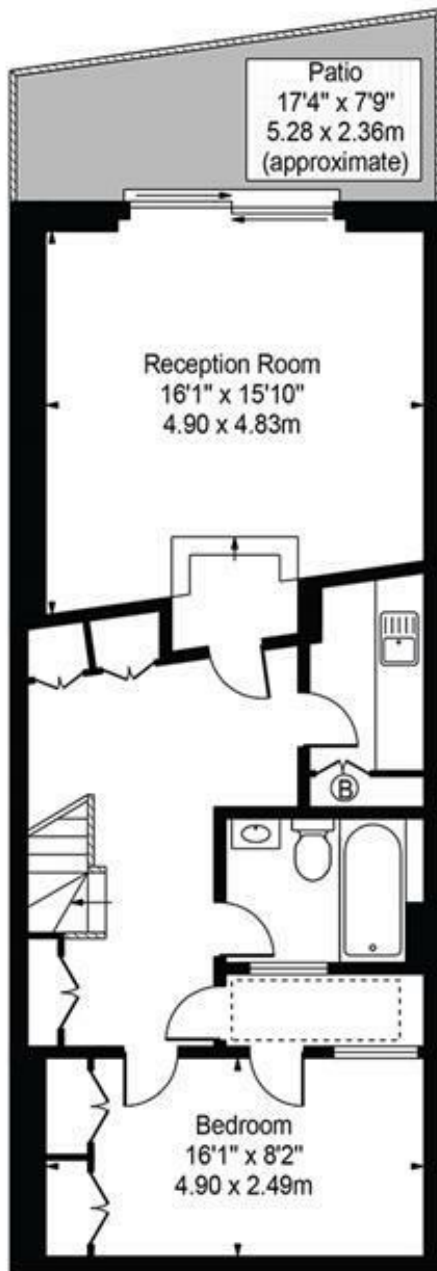


# King Henry Road

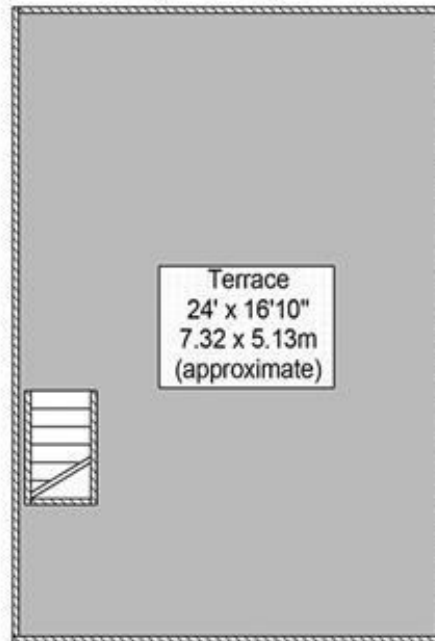
Approx. Gross Internal Area 2228 Sq Ft - 206.99 Sq M

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

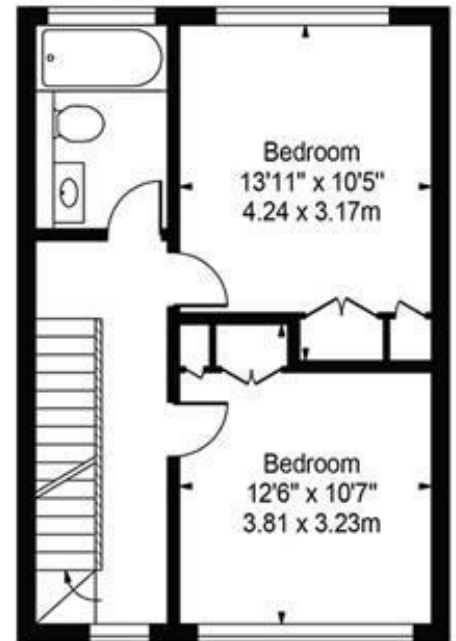
(Including Terrace, Patio, Garden & Balcony)



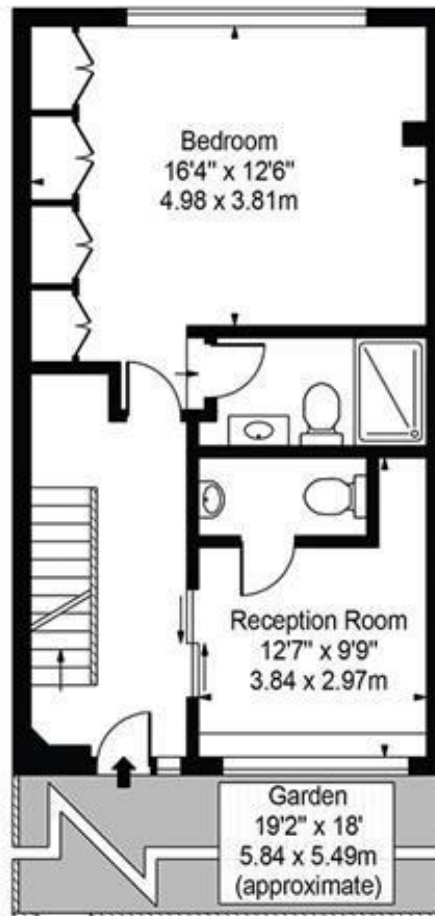
Lower Ground Floor



Third Floor



Second Floor



Ground Floor



First Floor

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

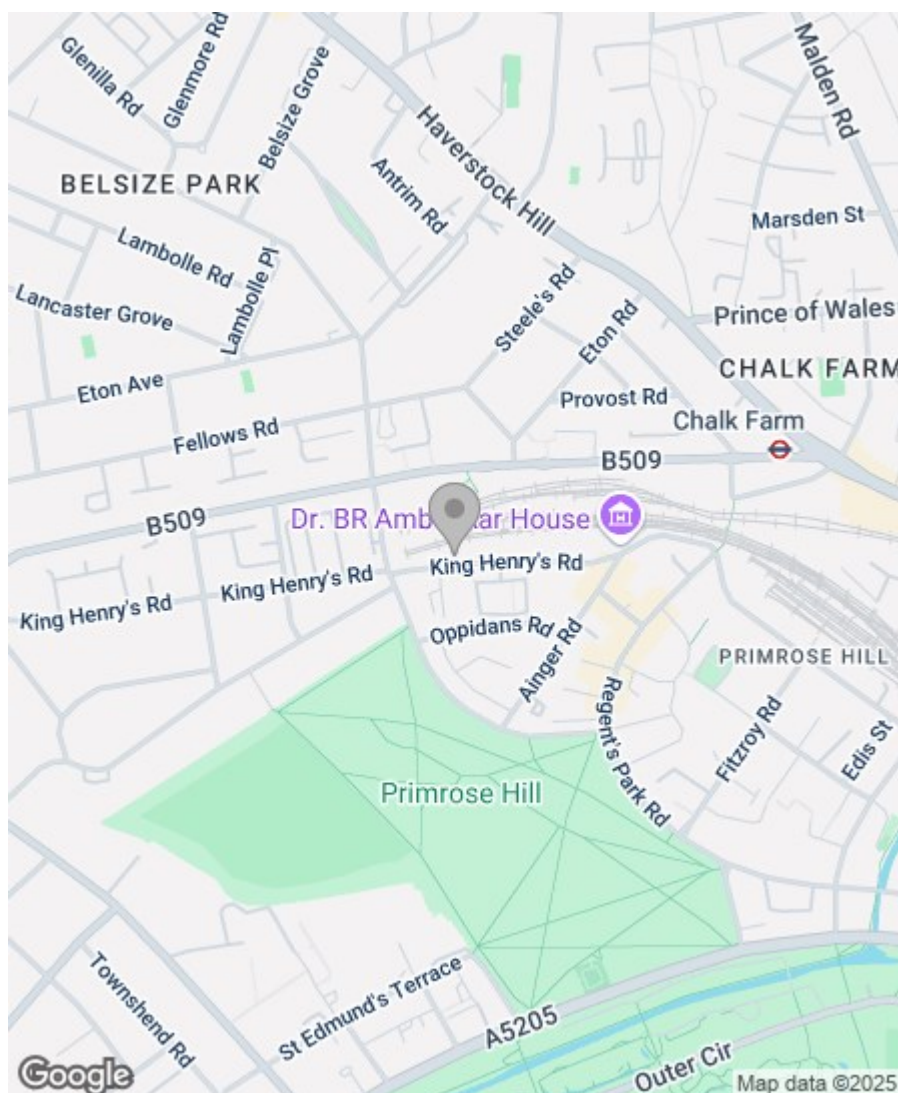
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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	Price Guide £2,250,000
Bedrooms	4
Bathrooms	3
Receptions	3
Tenure	Freehold
Council	Camden
Tax Band	G
Current Ground Rent	-
Service Charge	-
Term	-

## Key Features

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



## 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		
<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).