

# King of the Hill

Marc Schneiderman, director of Arlington Residential,  
discusses property in Primrose Hill

One of the most unspoiled and understated parts of London, Primrose Hill has long been one of the most coveted areas to live in the capital for its architecture, community and geography. With buzzy Camden, sophisticated St John's Wood and Regent's Park nearby, you're also just a stone's throw from Marylebone High Street and the West End.

Among the houses of Primrose Hill are numerous studio and warehouse spaces that over the past 20 years have been

adapted from commercial to residential use. Chalcot Square, with its elegant stucco-fronted houses, and Ainger Road, with its red brick Victorian structures, are two of my favourite spots in the areas. The real jewels in the crown, however, are the detached houses on Elsworth Road that have large gardens with gates leading directly onto Primrose Hill park. There are only a few of these houses; the last time one became available was last year, and it was subsequently sold by my firm. It was the first time the house had been available

in 80 years and it was sold with a guide price of £20m.

Another particularly popular location is Meadowbank which boasts a development of town houses within 100 yards of Primrose Hill Park, right near the shops, cafés and boutiques of Regents Park Road. We have sold several town houses in the past couple of years within this development and currently have two houses for sale there.

One of these properties is available for £3.75m; it offers 2,750 sq ft of accommodation and directly overlooks Primrose Hill. The stylish and well-proportioned property comprises a large double reception room, kitchen/breakfast room with separate dining room opening onto a terrace, a master bedroom with an en-suite bathroom leading to a private roof terrace and three further bedrooms each with en-suite facilities. It also has the rare benefit of an integral garage and off-street parking for two cars, as well as consented local authority planning permission to enlarge the house.

The second house is available at £2.495m. Situated in a quiet private road just 50m from Primrose Hill park, this three-bedroom, two-bathroom townhouse also boasts a kitchen/diner with a light-filled conservatory leading to a charming patio garden. A large first floor reception room opens onto a spacious roof terrace, and there are two further double bedrooms on that floor together with a bathroom and an additional guest toilet. On the second floor is a generous master bedroom with an en-suite bathroom and another roof terrace that enjoys extensive views. Additional benefits include loft storage, an integral garage, additional off-street parking and access to communal gardens.

The high-profile residents of the area have been well publicised and my firm has represented several celebrity buyers and sellers over the years. But I certainly do not intend to name them. Discretion is one of the reasons they keep coming back. ■

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