

WHITTLEBURY MEWS EAST, PRIMROSE HILL NW1 8EQ



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A striking, contemporary three bedroom town house located in the heart of Primrose Hill, set in a gated development of just 4 houses and with secure underground parking. The house (approx. 2,391 sq ft / 222 sq m) is arranged over four floors with a stunning glazed atrium hallway and floor to ceiling windows on each floor giving an amazing feel of light and space. The ground floor comprises a large reception room and a guest WC, whilst downstairs there is a spacious study area that leads onto both the downstairs patio and the large open plan kitchen/dining area that is perfect for entertaining. There is also a utility room on this floor.

There are two double bedroom suites on the first floor and a third bedroom suite on the top floor with access to a small terrace. Close by transport links include Chalk Farm Underground Station (Northern Line) as well as being a short walk to the open spaces of Primrose Hill Park and Regents Park.

Photographs are as previously furnished.

- 3 Bedrooms • 3 Bathrooms (all ensuite) • Double Reception Room • Dining/Family Room • Open Plan Kitchen • Lobby/Study Area • Walled Patio • Roof Terrace

EPC Rating: D Council Tax Band: G

Leasehold

GUIDE PRICE £1,850,000

Service Charge: £3,500 (approximately) per annum

Ground Rent: Nil

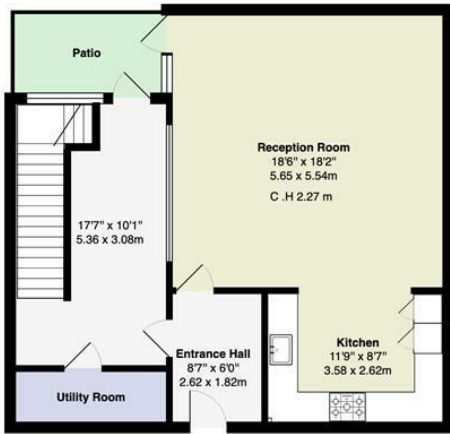
Lease Length: 999 years from 23/12/2014

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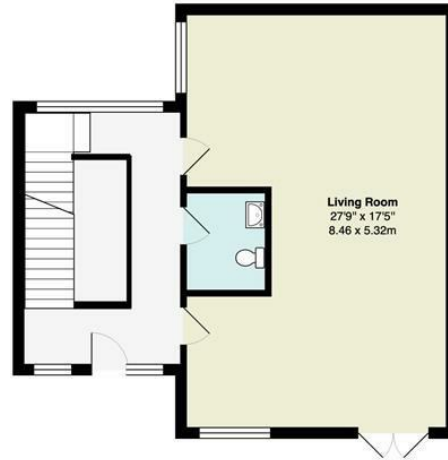








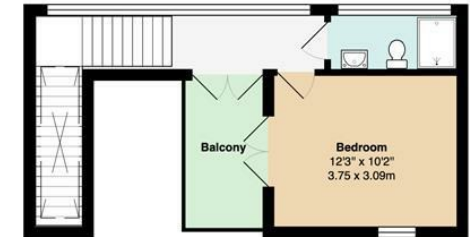
Lower Ground Floor
Ceiling height 2.27 m



Ground Floor
Ceiling height 2.27 m



First Floor
Ceiling height 2.27 m



Second Floor
Ceiling height 2.47 m

Whittlebury Mews East, NW1

Total Gross Area: 2391 ft² ... 222.1 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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