

5, WHITTLEBURY MEWS EAST, LONDON 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.

The sellers have agreed to pay the purchasers stamp duty land tax, this could be a saving of as much as £195,000 depending of the status of the buyer.

- 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

Freehold

**OFFERS IN EXCESS OF £1,900,000**

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

Ground Rent: Nil

Lease Length: 999 years from 23/12/2014

**\*IMPORTANT NOTICE\*** These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only

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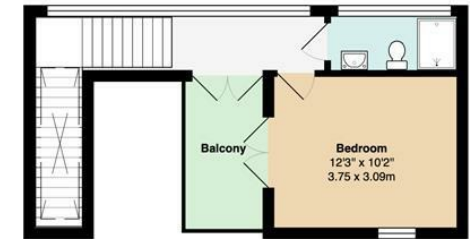
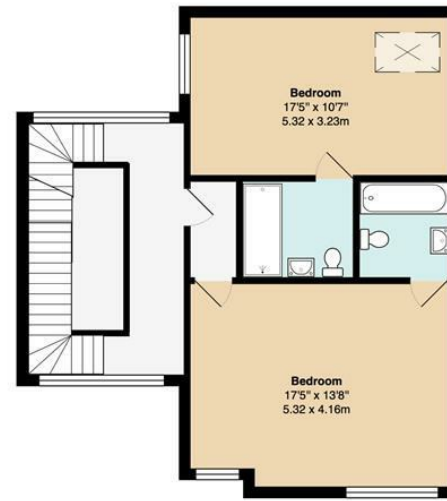
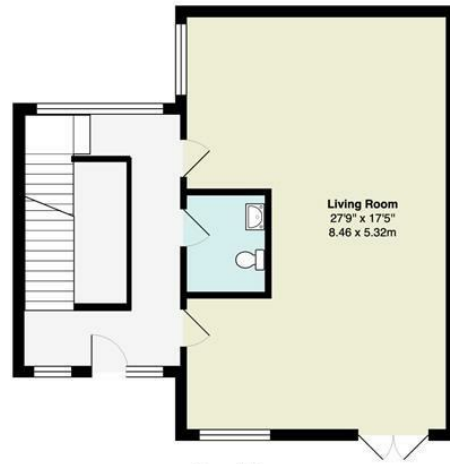
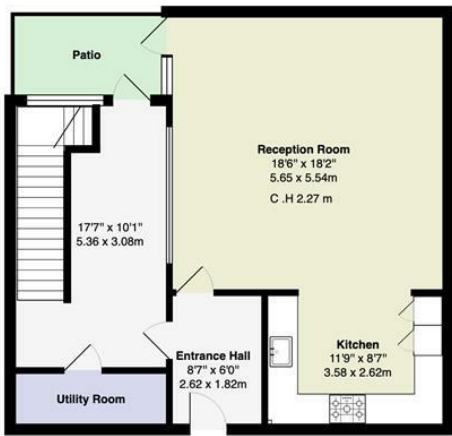
**020 7722 3322**

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Whittlebury Mews East, NW1

Total Gross Area: 2391 ft<sup>2</sup> .. 222.1 m<sup>2</sup>

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