



Garden Flat, King Henry's Road, Primrose Hill, NW3

**ARLINGTON**  
RESIDENTIAL

A beautifully presented three-bedroom apartment with a private entrance and a 100 ft/33 m south facing garden. The flat has been refurbished to a high decorative standard and benefits from planning consent for a circa 400 sq. ft/ 37 sq. m studio at the foot of the rear garden, as well as planning consent to substantially extend the existing accommodation to circa 1,800 sq. ft/167 sq. m. Once both the consents have been implemented, the property will provide a total of circa 2,200 sq. ft/ 204 sq. m of accommodation.

**GUIDE PRICE: £1,950,000**

**SHARE OF FREEHOLD  
(LEASE 120 YEARS REMAINING)**

**SERVICE CHARGE £3,054 PER ANNUM**

**LONDON BOROUGH OF CAMDEN**

**COUNCIL TAX BAND – F**

**EPC RATING - E**

**ARLINGTON**

**R E S I D E N T I A L**

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IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do 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.

















# Existing floorplan

King Henrys Road

Gross Internal Area(Approx)

House = 110.37 Sq m / 1188 Sq ft

Shed = 6.39 Sq m / 69 Sq ft

Total = 116.78 Sq m / 1257 Sq ft



Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
For Illustration Purposes Only - Not To Scale

