

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



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: £2,000,000** 

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

RESIDENTIAL

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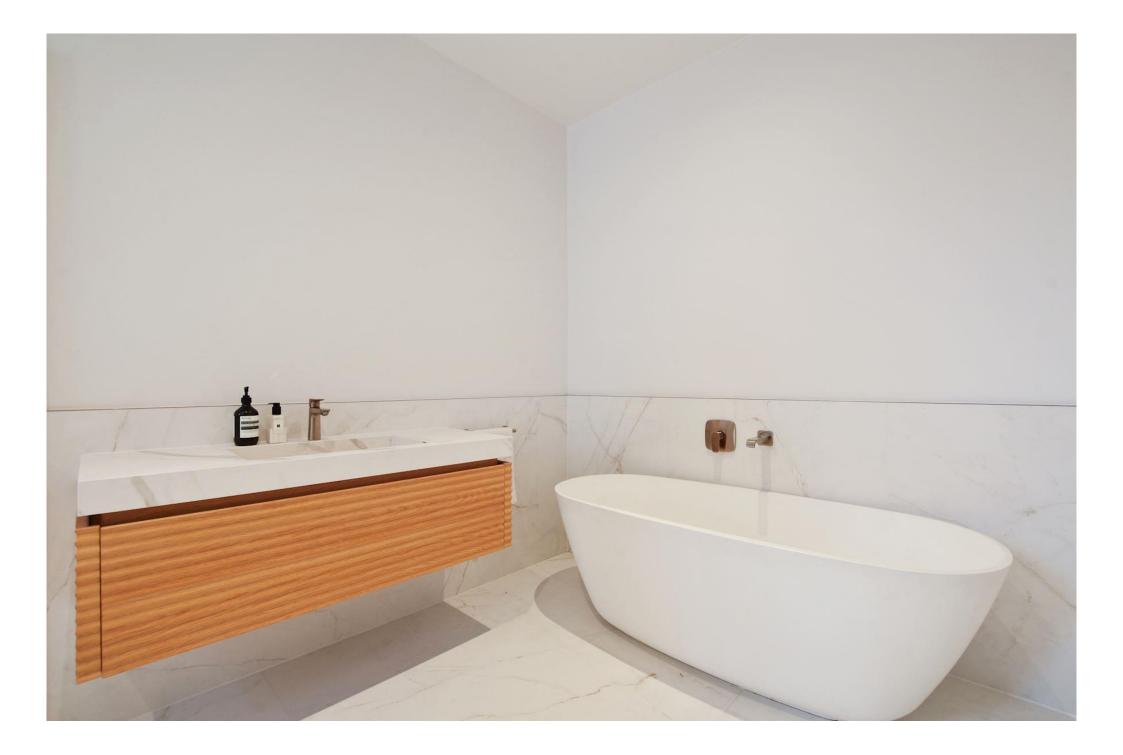
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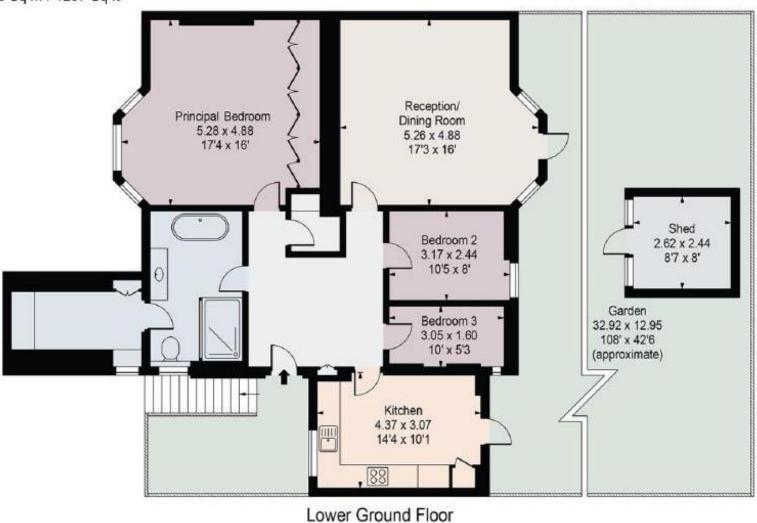






## Existing floorplan

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



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



