



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: £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

R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP
info@arlingtonresidential.com

+44 (0)20 7722 3322
arlingtonresidential.com

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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



Lower Ground Floor

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

