



REGENT'S PARK ROAD, PRIMROSE HILL, NW1

**ARLINGTON**  
RESIDENTIAL

A rare opportunity to acquire a spectacular duplex flat, which will be sold alongside an adjoining self-contained one-bedroom flat, in total providing 2,670 sq ft / 248 sq m of accommodation, immediately opposite Primrose Hill Park.

The main flat comprises approximately 1,980 sq.ft /183 sq.m over two floors, boasting high ceilings on the ground floor and views towards the park from the reception room. It also features a study area overlooking the reception room, a separate kitchen with views and access to the private garden, a guest WC, and a separate dining room. The bedroom accommodation on the lower floor comprises a spacious principal bedroom with direct access to the garden and a large en-suite bathroom. Bedroom 2 has an en-suite shower and leads through to a conservatory/artist's studio, which also has access to the garden.

The apartment as a whole would benefit from being updated and therefore provides an opportunity to create an exceptional home with versatile accommodation and capacious reception rooms, ideal for large-scale entertaining. The property is enviably situated within walking distance of Primrose Hill Village, Regent's Park, and immediately opposite Primrose Hill Park.

**GUIDE PRICE: £4,000,000**

**TENURE: To be sold with new long lease**

**SERVICE CHARGE: Flat 1 £2,400 pa/ Flat 2  
£7,200 pa**

**GROUND RENT: Nil**

**EPC RATING: C**

**COUNCIL TAX BAND: G**

# 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.















# Proposed Floorplan

Regents Park Road

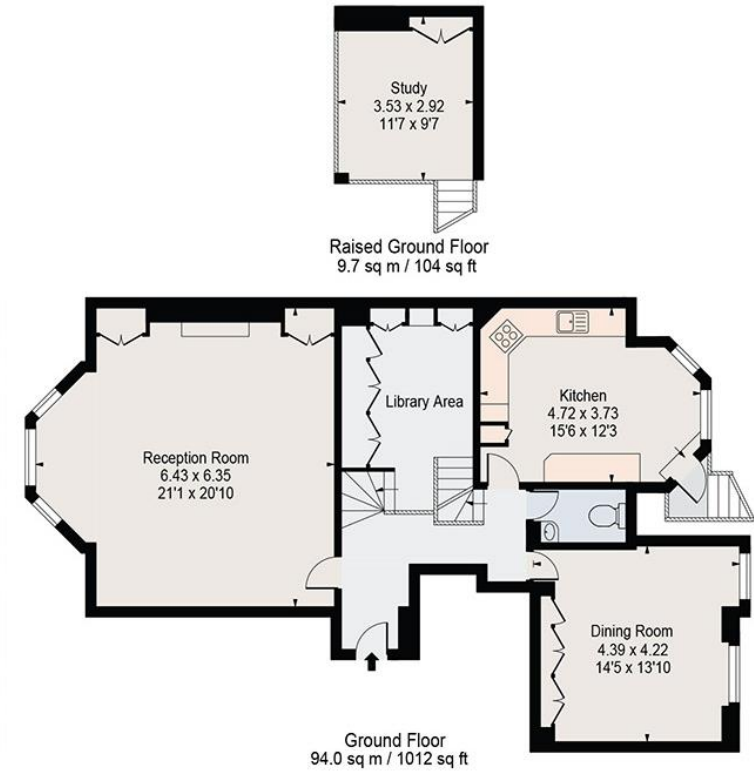
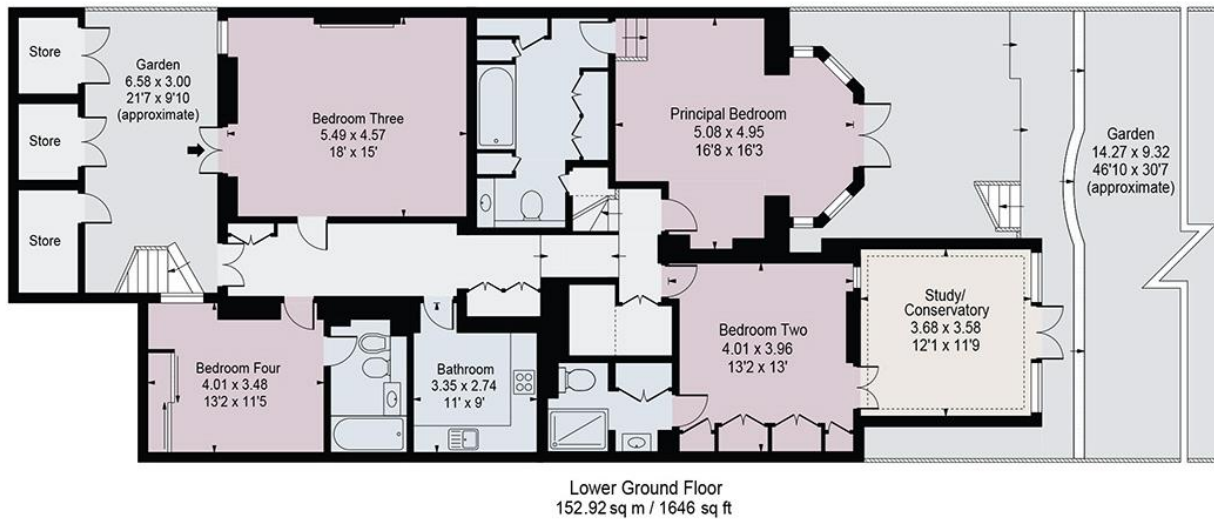
Gross Internal Area(Approx)

Flat 1 = 64.01 Sq m / 689 Sq ft

Flat 2 = 183.94 Sq m / 1980 Sq ft

Stores = 8.64 Sq m / 93 Sq ft

Total = 256.60 Sq m / 2762 Sq ft



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

# Current Floorplan

Regents Park Road

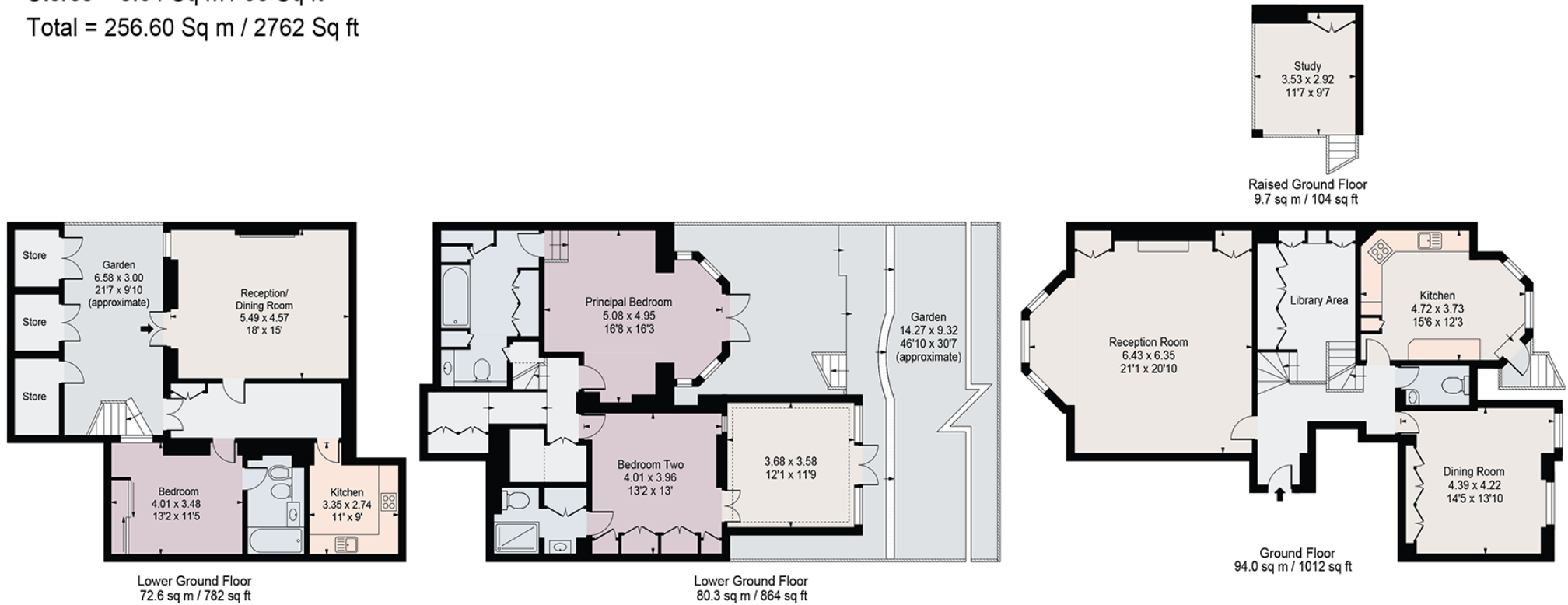
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