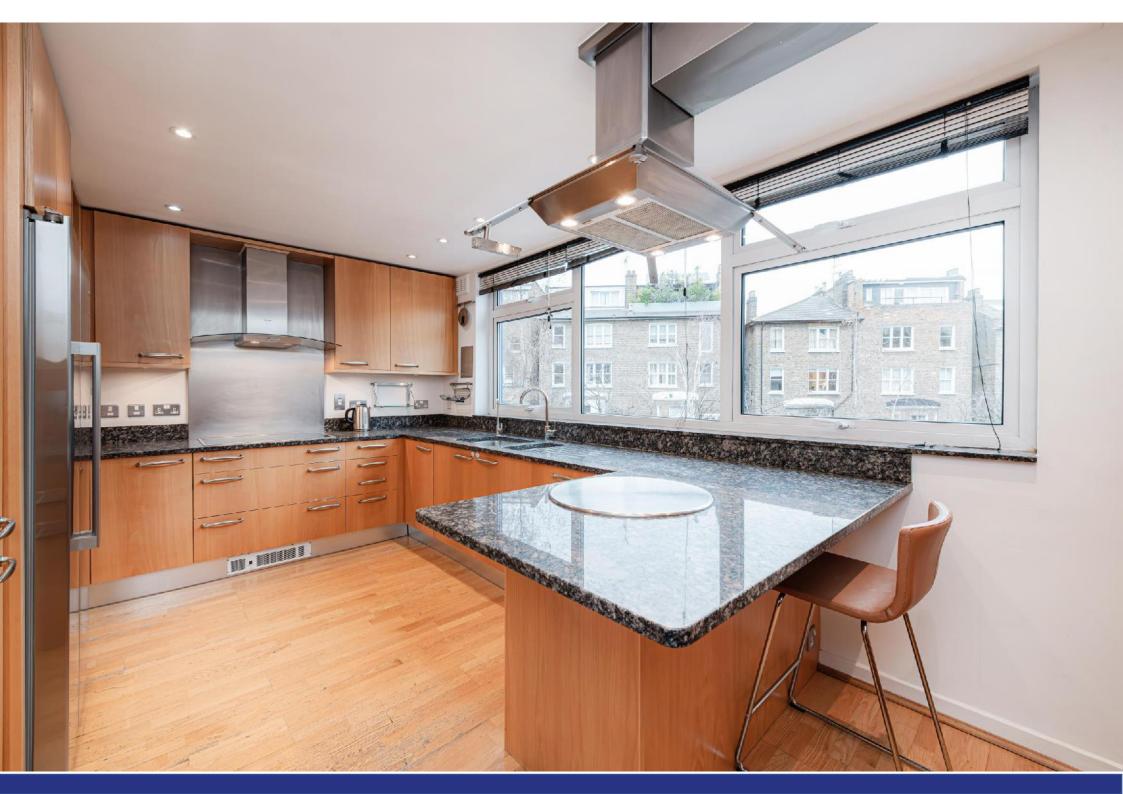


49 Meadowbank, Primrose Hill, NW3







A three-floor town house providing 1,632 sq ft/ 152 sq m of accommodation that can be 3 or 4 bedrooms with the benefit of off-street parking for 2 cars and a private patio leading directly onto communal gardens.

The house is located in a quiet cul-de-sac within this sought after development and superbly positioned within a few hundred yards of Primrose Hill Park and a few moments from the shops, cafes and restaurants of Belsize Park and Primrose Hill Village.

Planning consent had previously been granted (now lapsed) for a roof extension, similar to the neighbour's on either side.

**EPC Rating: D** 

Council Tax Band: G

## **GUIDE PRICE £2,095,000**

Freehold

## ARLINGTON

RESIDENTIAL

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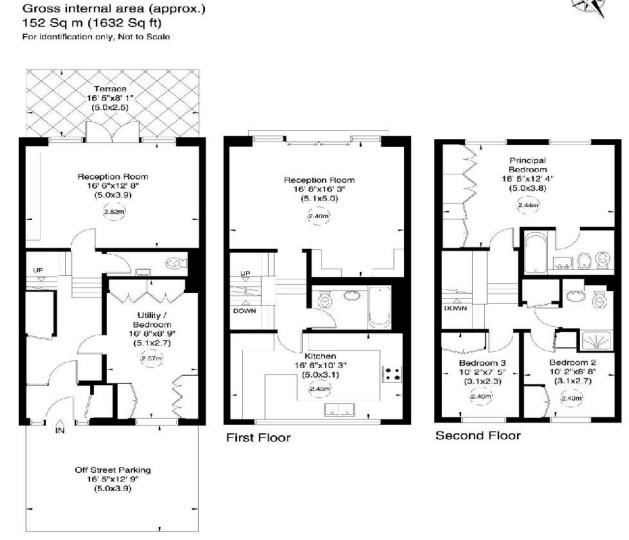
IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working r, 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.











## Ground Floor

Meadowbank, NW3

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).