

WHITTLEBURY MEWS EAST, PRIMROSE HILL, LONDON NW1 8EQ



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This recently built 3 bedroom contemporary townhouse is located in a private gated development of just four townhouses, each with an allocated parking space and private courtyard, This three storey house features a striking atrium style hall and offers spacious, contemporary style living in the heart of Primrose Hill.

Whittlebury Mews East is situated just off Gloucester Avenue within a short walk of Regents Park Road's cafes and boutiques (0.1 mile) as well as the open spaces of Primrose Hill (0.2 miles). Chalk Farm (Northern line) tube station is about 0.3 miles.

- 3 Bedrooms • 3 En Suite Bathrooms • Guest Cloakroom • Reception Room • Open Plan Kitchen • Lobby Area/Study • Courtyard Patio • Underground Parking Space • Camden Council Tax Band G • EPC Rating B

EPC Rating: B Council Tax Band: G

**£1,826 PER WEEK**

**UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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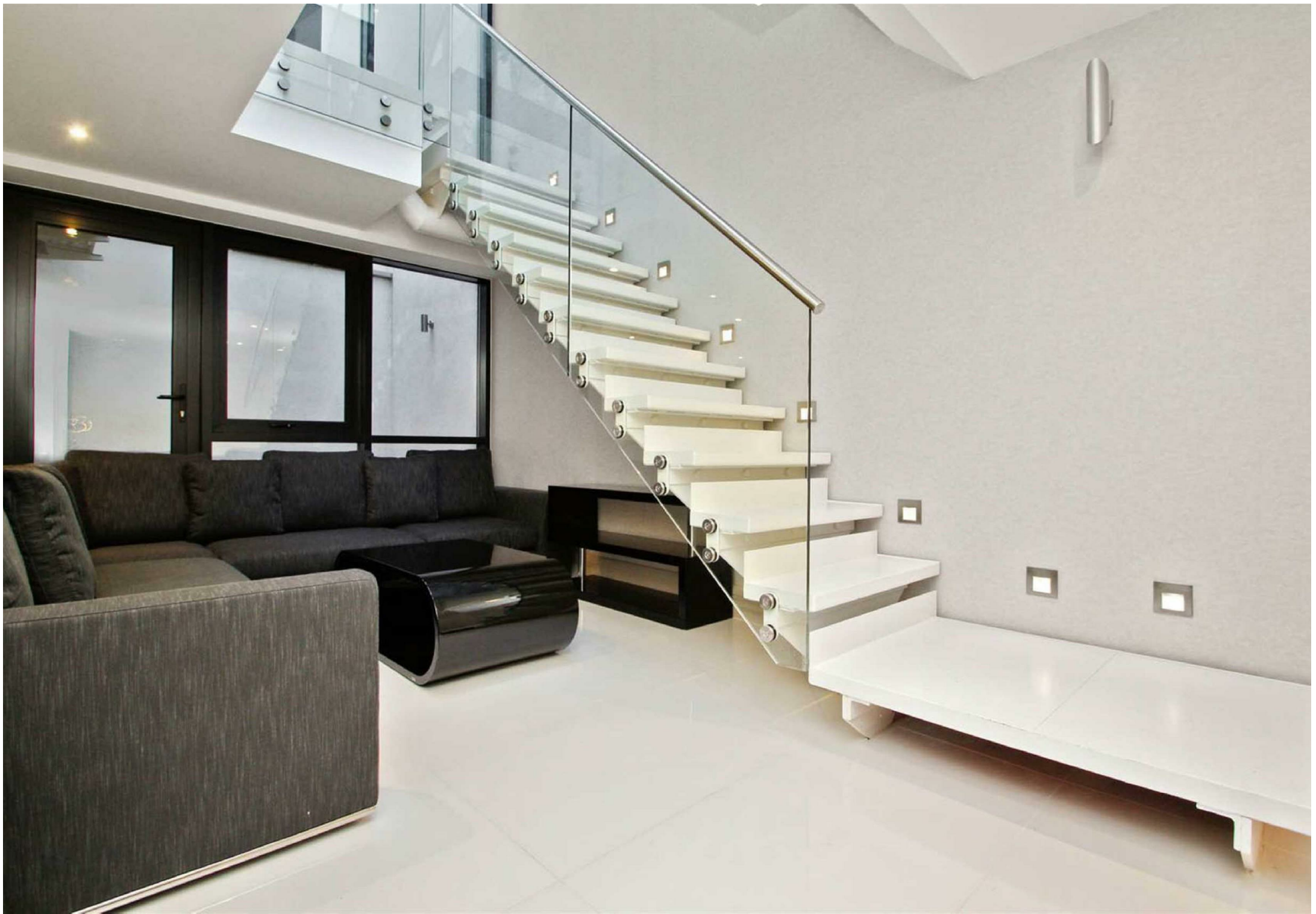
**020 7722 3322**

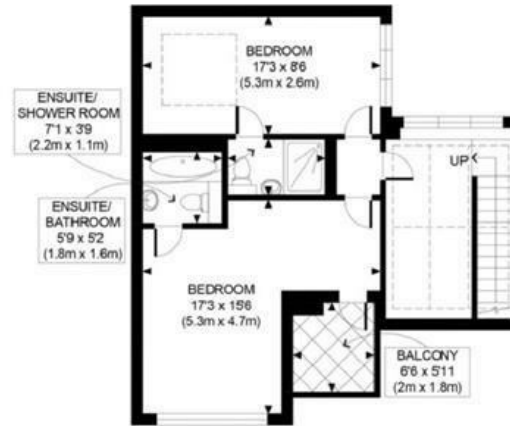
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 568 SQ FT



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 711 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 596 SQ FT

APPROX GROSS INTERNAL FLOOR AREA 1875 SQ FT / 174 SQM

Ref: Copyright photoplan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation