



## Primrose Hill Road, London

Asking price £2,200,000

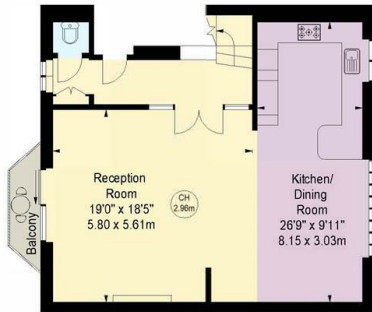
- SHARE OF FREEHOLD
- 2,178 sq.ft
- Large Open plan Living Space/ Reception room
- Private Balcony off reception room
- 3 Double Bedrooms.
- Guest Cloakroom
- Ensuite Dressing Room/Walk-in Wardrobe
- 2 Bathrooms
- Upper Maisonette over 3 floors
- Excellent Condition Throughout

## Primrose Hill Road, NW3

Approximate gross internal area  
Total 2178 sq ft / 202.34 sq m

(Excluding Eaves Storage & Restricted Height Under 1.5m)  
Eaves Storage & Restricted Height Under 1.5m  
152 sq ft / 14.12 sq m  
2026 sq ft / 188.22 sq m

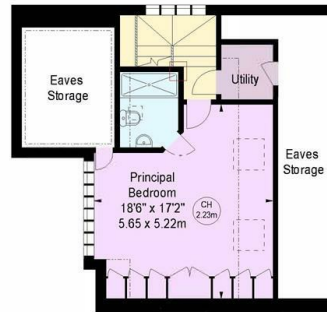
Key :  
CH - Ceiling Height



First Floor



Second Floor

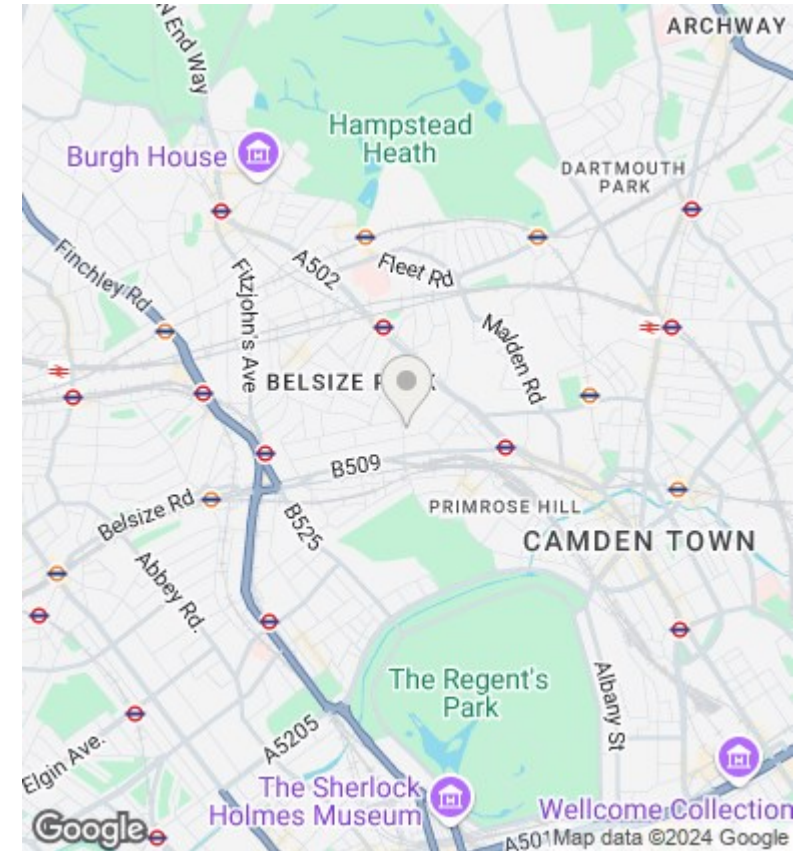


Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Directions

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

F

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	