



Waterside Place, Primrose Hill, NW1



4 Bedroom



1 Reception



2 Bathroom



OSP



Garden

£1,600,000

Waterside Place is in the heart of the Primrose Hill Conservation Area literally a few hundred metres of shops and patisseries in the village and the wide-open green spaces of Regent's Park with Chalk Farm & Camden Town (Northern Line) being the nearest tube stations.

GROUND FLOOR

Features

- ✓ Executors Sale
- ✓ Probate Granted
- ✓ Stunning Canalside Views
- ✓ Modernisation Required Throughout
- ✓ Primrose Hill Conservation Area
- ✓ Off Street Parking
- ✓ Sunny Terraces & Garden

Entrance Hall

Door to garage.

Cloakroom

White suite comprising low level W/C, wash basin with mirror above, extractor fan.

Kitchen/Family Room

Double bowl stainless steel sink unit with mixer tap, stainless steel work surface with inset hob, cooker hood above, further work top with fired earth tiled surface, further circular sink unit with mixer tap, solid wood work surface, plumbing for dishwasher, electric oven, deep storage cupboard, double glazed doors to rear patio garden, canal views.

FIRST FLOOR**Through Reception Room**

Double glazed doors to balcony with uninterrupted canal views, further double-glazed doors to terrace with views over Waterside Place, porthole window, bookshelves.

SECOND FLOOR

Landing

Bedroom 1

Excellent canal views, full length mirror fronted wardrobes, door to:

En Suite Bathroom

3-piece white suite comprising tiled panelled bath with mixer tap shower attachment, wash basin with mixer tap, low level W/C, tiled walls, tiled floor, heated towel rail.

Bedroom 3

Wardrobe cupboards, bookshelves, window over Waterside Place.

THIRD FLOOR**Landing**

Cupboard housing gas fired boiler

Bedroom 2

Canal views, wardrobes

Family Bathroom

3-piece white suite comprising panelled bath with mixer tap & shower attachment, shower curtain & rail, pedestal wash hand basin with mixer tap, mirror above, low level W/C, tiled walls, extractor fan.

Bedroom 4

Views in to Waterside Place/Gloucester Avenue, fitted wardrobes.

EXTERIOR**Patio Garden**

Accessed from kitchen/family room at ground floor level, brick paving, fenced surround, excellent canal views.

Balcony

Accessed from reception room at first floor level.

Terrace

Accessed from reception room at first floor level

Internal Garage

Currently used for storage, plumbing for washing machine, off street parking.

TENURE: Freehold

SERVICE CHARGE: TBA

EPC RATING: D

COUNCIL TAX: BAND G

PRICE: O.I.R.O. £1,750,000 SUBJECT TO CONTRACT