



Regal Lane, Primrose Hill, NW1



3 Bedroom



No



2 Bathroom



OSP



Garden

£1,975,000

Regal Lane is conveniently located for all amenities in the village as well as the wide-open spaces of Primrose Hill and Regent's Park.

Accommodation Comprises:

3 Bedrooms, Study, 2 Bathrooms (1 En suite Shower Room), Family Bathroom, Cloakroom, Kitchen, Reception Room/Dining Room, Courtyard Garden, Roof Terrace, Outhouse/Garage, & Off Street Parking.

Ground Floor

Entrance Hall Wooden flooring, coats cupboard.

Cloakroom

Features

- ✓ Primrose Hill Conservation Area
- ✓ 2 Storey Freehold House
- ✓ Refurbishment Required
- ✓ Courtyard & Patio
- ✓ Private Lane
- ✓ Garage

White suite comprising low level W/C, wash hand basin, tiled walls and floor, porthole window.

Study

Glazed doors to courtyard, plumbing for washing machine.

Kitchen

Stainless steel sink unit with mixer tap & drainer board, work surfaces incorporating 4 ring gas hob, concealed cooker hood above, oven below, wall & base cupboards, cupboard housing gas fired boiler tiled walls & floor

Reception Room/Conservatory Dining Room

Wooden flooring, windows to Regal Lane, doors to courtyard garden.

First Floor

Landing

Glazed door to terrace, loft access, utility cupboard.

Master Bedroom

Double aspect room, wardrobe cupboards, door to:

En Suite Shower Room

3-piece white suite comprising shower cubicle, low level W/C, wash basin, tiled walls, tiled floor, heated towel rail, window.

Bedroom 2

Cupboard, windows over Regal Lane

Family Bathroom

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

Bedroom 3

Cupboard, window over Regal Lane

Exterior

Courtyard Patio Garden Accessed from reception room/conservatory dining room & study

Roof Terrace

Accessed from first floor landing

Outhouse/Garage

Located in Regal

Off Street Parking

Located to front of property

PRICE: £1,975,000 Freehold

COUNCIL TAX: Band G

EPC: D