



St Marks Crescent, Primrose Hill, NW1



2 Bedroom



1 Reception



2 Bathroom



OSP



Garden

£2,250,000

The property offers flexible accommodation featuring a sunny westerly facing garden accessed via bi folding glazed doors creating a unique ambience.

RAISED GROUND FLOOR

Front door & stairs to garden level, glazed door to:

Reception room

Wide board wooden flooring, high ceilings with mouldings, feature fireplace with storage cabinets either side, large sash window with working shutters overlooking St Marks Crescent, square arch to:

Features

- ✓ outstanding views
- ✓ tranquil & idyllic setting
- ✓ open plan living areas leading onto sun terrace
- ✓ backing onto Regent's Canal
- ✓ sunny rear garden
- ✓ barge & mooring rights

Magnificent bay window with full-length sash windows, access to terrace, working shutters. 1½ bowl stainless steel sink unit with built in mixer tap, extensive range of floor, wall cupboards, & drawer units, full length work surface incorporating 5 ring Neff gas hob, with matching electric oven under & concealed cooker hood above, tiled splashback, continuation of wide board wooden flooring, ceiling mouldings.

Cloakroom

Low level WC, wash hand basin, arch window.

GARDEN FLOOR Wood flooring throughout

Hallway

Door entrance phone system, tradesman's door, under stairs storage cupboard, full-length mirror fronted storage cupboard.

Bedroom 1

One wall with floor to ceiling built in storage cupboards, bookcase, French door to front garden, door to:

En suite bathroom

3 piece white suite comprising panelled bath with built in mixer tap & separate shower attachment, shower screen, vanity unit with undermounted sink unit, built in mixer tap & cupboard under, storage cupboard, low level WC, extractor fan, tiled walls, window.

Studio room

Full length bi folding glazed doors leading to a sunny west facing garden, currently used as an impressive 'L' shaped sitting room, floor to ceiling bookcases, feature fireplace, 2 skylights.

Shower room

Comprising large walk in shower with rainstorm power shower, low level WC, wash hand basin with fitted mirror above, tiled walls & floor, extractor fan.

FRONT GARDEN

A patio garden with white brick painted wall surround.

REAR GARDEN

Magnificent & totally secluded west facing lawned rear garden with herbaceous & plant borders, raised deck area with gate to tow path.