



Edis Street, Primrose Hill, NW1



4 Bedroom



1 Reception



2 Bathroom



Garden

£2,750,000

The house is in the heart of the Primrose Hill Conservation Area within a few hundred metres of all village cafes & patisseries together with the wide-open green spaces of Regent's Park.

Features

Accommodation Comprises

4 Bedrooms, 2 Bathrooms, Study, Kitchen/Family room, Reception Room, Garden & Terrace

Ground Floor

Entrance Hall

Painted floorboards, ceiling mouldings, wall light point

Reception Room

Large double glazed sash windows to front & rear, fireplace, ceiling mouldings, bookcases

Bathroom

3-piece white suite comprising panelled bath with built in mixer tap, built in shower above, shower screen, low level w/c, wash hand basin, airing cupboard, heated towel rail, tiled walls, tiled floor, fitted mirror, mirror fronted medicine cabinet, casement windows, cupboard housing gas fired boiler.

Garden Level

Kitchen/Family Room

Kitchen Area

Double bowl white butlers style sink unit, granite work surfaces with cupboards under, storage shelves, Aga oven, further Neff electric oven, 4 ring gas hob, casement windows to front, door to front & storage vaults, tiled floor, opening to:

Family Room

Wooden flooring, understairs storage cupboard, doors to garden

Study

Double aspect room, double glazed windows, wooden flooring

First Floor

Landing

Glazed door to terrace, high skirting boards

Bedroom 1

2 large double glazed sash windows over Edis Street, ceiling mouldings, high skirting boards

(First Floor continued)

Bedroom 4

One wall fitted with wardrobe cupboards, large double glazed sash window to rear

Bathroom

3-piece white suite comprising panelled bath with mixer tap & shower attachment, low level w/c, pedestal wash hand basin with mixer tap & fitted mirror above, tiled walls, tiled floor, storage shelves, stained glass window, frosted casement window.

Second Floor

Landing

Glazed door to terrace, loft access

Bedroom 2

2 large double glazed sash windows over Edis Street, wardrobe cupboard, original floorboards

Bedroom 3

Double glazed window to rear, original floorboards

Exterior

Under pavement storage vaults (one used as utility room) accessed at garden level

Terrace

Accessed at first floor level, railings

Rear Courtyard Garden

“L” shaped with patio area, raised flower beds, Palm tree, plant borders.

PRICE: £2,750,000 Freehold

EPC RATING: D

COUNCIL TAX: Band G