



Princess Road, Primrose Hill, NW1



3 Bedroom



2 Reception



2 Bathroom



Garden

£2,750,000

Princess Road is a quiet street with restricted access ideally located for all amenities, cafes and patisseries in Primrose Hill Village with wide open green spaces and the park at the end of the road.

Accommodation is flexible and currently comprises

Upper Maisonette

2 bedrooms, bathroom with separate w/c, storage room, cloakroom, kitchen/family room, reception room (currently used as studio room) and terraces.

Garden Flat

Features

- ✓ Unmodernised House & Refurbishment Opportunity
- ✓ Central Village Location
- ✓ Primrose Hill Conservation Area
- ✓ Flexible Accommodation
- ✓ Currently as 2 Flats
- ✓ 3 Terraces & Courtyard Garden

Bedroom, bathroom, kitchen, reception room and courtyard garden

✓ Entire Freehold

✓ Views

Garden Flat

Accessed via separate street entrance

Hallway

Wood flooring, display shelves

Bedroom

Window to front, wardrobe cupboards, continuation of wood flooring

Bathroom

Modern 3-piece white suite comprising panelled bath with mixer tap and shower attachment, shower screen, wash basin with mirror medicine cabinet above, low level w/c, tiled walls and floor, extractor fan

Kitchen

Part glazed roof and views over courtyard garden, 1½ bowl stainless steel sink unit with mixer tap and drainer board, range of wall and base units, drawer units, work surfaces incorporating 4 ring stainless steel gas hob, concealed cooker hood above, matching electric oven below, plumbing for washing machine, plumbing for dishwasher, tiled floor

Reception Room

Recess for fireplace with display shelves either side, deep storage cupboard, wood floor, opening to kitchen, double glazed doors to courtyard garden

Exterior

Courtyard garden with raised bed, access from reception room, under pavement storage vaults to front 3

Upper Maisonette

Accessed via separate street entrance

Ground Floor

Entrance Hall

High ceilings, tiled hallway, stairs to first floor, double doors to:

Reception Room (currently used as studio room)

Floor to ceiling bookshelves and storage, one wall fitted with high level storage, large sash windows towards Princess Road, louvred shutters, exposed brickwork wall, high ceilings, glazed door to terrace, door to:

Storage Room

With door to:

Cloakroom

Low level w/c, wash hand basin, window

First Floor

Landing

Large double glazed sash window with rear views and shutters

Kitchen/Family Room

High ceilings and wood floor throughout

Kitchen Area

1½ bowl sink unit with drainer board, solid wood work surfaces incorporating 4 ring gas hob, matching chimney extractor above, electric oven below, range of matching wood wall and base units, display shelves, wide sash window with louvred blind

Family Room Area

Floor to ceiling sash windows with wood surrounds, floor to ceiling display shelves, bookshelves, fireplace

Second Floor

Landing

With sash windows to rear, wood flooring, storage cupboards

Bedroom

2 sash windows over Princess Road, wood flooring, floor to ceiling wardrobes and drawer storage, display shelves, bookshelves, one wall fitted with desk unit and storage cupboards above

Family Bathroom

White suite comprising panelled bath with mixer tap, shower cubicle, wash basin with mixer tap, utility cupboard housing plumbing for washing machine, sash windows, wood flooring

Separate w/c

Low level w/c, wall light point, wood flooring

Third Floor

Roof extension

Bedroom One

Wall fitted with floor to ceiling wardrobes, floor to ceilings bookshelves, 2 Velux windows, double glazed doors to terrace 5

Exterior

Terraces at third floor level with views towards Post Office Tower, first floor level, and ground floor level

The EPC rating for the **upper maisonette** is: Current **59D** and potential **83B**

The EPC rating for the **garden flat** is: Current **76C** and potential **76C**