



Regent's Park Road, Primrose Hill, NW1



4 Bedroom



2 Reception



3 Bathroom



Garden

£6,750,000

The house offers an outstanding balance of formal entertaining space, relaxed family accommodation, and private outdoor living, further enhanced by a spectacular roof terrace that offers wonderful privacy and excellent views.

The lower ground floor has been designed as the heart of the home, centred around an impressive 36 ft kitchen/reception room opening directly onto a landscaped rear garden. Generous dining and seating areas are complemented by extensive cabinetry, a large central island and separate utility accommodation, creating a highly functional yet beautifully social living environment.

Features

- ✓ Stunning Family Home
- ✓ Magnificent Entertaining Space
- ✓ Tom Howley Hand Made Kitchen
- ✓ Sub Zero Woolf Appliances
- ✓ Air Conditioning Throughout
- ✓ Exceptional Roof Terrace
- ✓ Landscaped Garden

The raised ground floor provides a magnificent formal reception room extending over 42 ft in length, featuring exceptional ceiling volumes, tall sash windows, and an abundance of natural light throughout. This floor offers superb entertaining space with elegant proportions synonymous with the finest Primrose Hill houses.

The principal bedroom suite occupies the whole of the first floor and comprises a luxurious bedroom, dedicated dressing room and large family bathroom, creating an impressive private suite with a strong sense of scale and privacy.

The upper floor provides three further bedrooms together with additional bath and shower rooms, ideal for family living and guests. Above, a stunning roof terrace offers exceptional outdoor entertaining space with far-reaching rooftop views across Primrose Hill and the surrounding skyline.

The house has been comprehensively refurbished to an exacting standard, seamlessly blending restored period detailing with contemporary finishes and modern comfort, including air conditioning throughout.

Regents Park Road is regarded as one of North West London's premier addresses, ideally positioned for the open green spaces of Regent's Park and Primrose Hill, while also benefiting from the boutiques, cafe's and restaurants of Primrose Hill Village, St John's Wood and Camden. Excellent transport connections are available via Chalk Farm, Camden Town and Swiss Cottage Underground stations.

ACCOMMODATION

Principal bedroom suite with dressing room

Three further bedrooms

Two further bathrooms

Double reception room

Large kitchen/reception room

Utility room

AMENITIES

Exceptional roof terrace

Landscaped rear garden

Air conditioning throughout

Extensive storage

Underfloor heating

Tom Howley Handmade Kitchen

Sub-zero and Woolf Appliances

COUNCIL TAX: H EPC RATING: D

Asking Price £6,750,000

Subject To Contract

Freehold

Joint Sole Agent