



Egbert Street, Primrose Hill, NW1



3 Bedroom



1 Reception



2 Bathroom



Garden

£1,500,000

The property is enviable, situated within the Primrose Hill Conservation Area in the heart of the village. Shops & restaurants are only a few hundred metres away in both Chalcot Road & Regent's Park Road together with the wide-open green spaces of the park. There are excellent transport facilities giving easy access to Central London, The City, and major rail terminals.

Accommodation comprises:

3 bedrooms, en suite bathroom, shower room, kitchen, sitting room, reception room, rear garden and storage vaults.

Features

- ✓ Original features retained
- ✓ Engineered oak flooring
- ✓ Large sash windows, skylights
- ✓ Under floor heating to bathrooms
- ✓ AEG appliances
- ✓ Rewired & re-plumbed
- ✓ Pressurised water tank system

RAISED GROUND FLOOR

✔ Dimmable LED lighting

Entrance Hall

Wood flooring, coats cupboard, meter cupboard.

Reception room

Full-length wide sash window, feature fireplace with marble surround, gas effect fire, chandelier, high skirting boards, square arch to:

Sitting room

Chandelier, central ceiling moulding, high skirting boards, opening to:

Kitchen/morning room

Large skylights & full length glazed doors & sash windows allow plenty of light to flood into the room. 1½ bowl undermounted stainless steel sink unit with mixer tap & drainer board, full length quartzite work surfaces with built in AEG appliances including gas hob with chimney extractor above & double oven under, AEG dishwasher, extensive range of wall units, drawer units & base cupboards.

GARDEN FLOOR

Hallway

Wooden flooring, understairs cupboard with plumbing for washing machine, cupboard housing pressurised water tank, entrance phone system.

Master bedroom

Wooden flooring, full length glazed sliding doors to garden, door to:

En suite bathroom

4 piece white suite comprising tiled panelled bath with built in mixer tap & hand held shower attachment, vanity unit with mixer tap & storage drawer under, mirror above, large shower cubicle with sliding door & rainstorm effect shower, separate hand held shower, low level WC, heated towel rail, tiled walls & floor, extractor fan.

Bedroom 2

Full length glazed doors, wood flooring.

Bedroom 3

Full length glazed door, wood flooring.

Shower room

3 piece white suite comprising large shower cubicle with sliding doors, rainstorm effect shower with mixer tap & further hand held shower, vanity unit with mirror above, storage drawer under, low level WC, heated tower rail, tiled walls & floor, extractor fan.

Tiled patio garden with outside lighting, white painted walls, fencing & exposed brickwork.

