



Primrose Hill Studios, Primrose Hill, NW1



3 Bedroom



1 Reception



2 Bathroom



OSP

£2,750,000

Accommodation comprises:

2/3 bedrooms, 2 bathrooms, gallery/study/bedroom 3, magnificent artist's studio room/reception room/open plan kitchen, sunny rear garden, & off street parking.

GROUND FLOOR

Entrance hall
Front door with original porthole window.

Cloakroom/utility room

Features

- ✓ 2/3 bedrooms
- ✓ 2 bathrooms
- ✓ artist's studio room/reception room
- ✓ vaulted ceiling with skylights
- ✓ bright sunny rear garden
- ✓ off street parking
- ✓ Grade II listed

White suite comprising low level W/C, work surface with inset sink & mixer tap, cupboard under, plumbing for washing machine, display shelves, tiled floor, window.

✔ Primrose Hill Conservation Area

Bedroom 1

One wall fitted with floor to ceiling wardrobe cupboards, storage cupboard, bookshelves, window over courtyard.

Shower room/wet room

Shower, sink with cupboard under, heated towel rail, part tiled walls, window.

Artist's studio room/ open plan kitchen/ reception room

Kitchen area

1½ bowl stainless steel sink unit with mixer tap, range of wall & base units, work surfaces incorporating 4 ring gas hob with chimney extractor above, oven & grill, storage cupboards, tiled floor, staircase to gallery.

Reception area

Feature fireplace, huge vaulted ceiling with vast skylights, French doors to garden.

Gallery/ study/ bedroom 3

Accessed via staircase from kitchen area, fitted with bookshelves & overlooking reception room.

FIRST FLOOR

Landing

Storage cupboard.

Bedroom 2

2 large Velux windows, wardrobe.

Family bathroom

3 piece white suite comprising tiled panelled bath with mixer tap & shower attachment, low level W/C, sink unit with cupboard under, Velux window, eaves storage.

EXTERIOR

Rear garden

Paved with York stone, storage shed, pond, outside lighting.

Off street parking for 1 car