



Manley Street, Primrose Hill, NW1



4 Bedroom



1 Reception



2 Bathroom



Garden

£2,850,000

The precise and careful attention to detail makes this special house a masterpiece within the heart of the Primrose Hill Conservation Area.

Accommodation Comprises:

Master Bedroom, Bathroom, Second Bedroom, Third Bedroom (Currently used as Snug Room), Shower Room, Study/Fourth Bedroom, Kitchen/Family Room/Dining Room, Reception Room, 3 Roof Terraces & Courtyard Garden

Ground Floor

Features

- ✓ Panoramic Views Towards BT Tower
- ✓ Roof Terraces & Courtyard Garden
- ✓ Primrose Hill Conservation
- ✓ Original Features Retained
- ✓ Bespoke Interior Design
- ✓ Roundhouse Kitchen

Entrance Hall
Ceiling mouldings, wall light points

✔ CP Hart Bathrooms

Reception Room

Trimline feature fireplace, bookcases either side, wide board engineered oak flooring, ceiling mouldings, sash windows to front & rear.

Kitchen/ Family Room/ Dining Room

1 1½ bowl undermounted brass sink units, Quooker instant hot tap, bespoke kitchen cabinets, full length Taj Mahal marble work tops, Rangemaster Nexus SE Gourmet oven, ceiling extractor above, Neff dishwasher, Neff fridge/freezer, pull out waste for recycling, Banquette seating with storage under, wooden retractable door to:

Sun Deck

Sustainable wooden decking, Banquette seating, wall light points

Garden Level

Can be accessed via separate street entrance if required, micro cement flooring throughout.

Hallway

Ceiling mouldings, wall light points

Bedroom 2

One wall fitted with bespoke floor to ceiling wardrobes, wall light points, wide sash window towards Manley Street

Shower Room

Bespoke C.P. Hart Suite comprising oversize large walk-in shower with full length shower screens, brass tap fittings with overhead & handheld shower, sink unit with brass mixer tap, low level w/c, brass heated towel rail, utility cupboard housing Bosch washing machine & Bosch dryer, display shelves, micro cement walls, tiled floor, extractor fan.

Bedroom 3 (Currently used as a Snug Room)

Floor to ceiling bookcases with T.V. plinth, storage under, glazed French doors to:

Courtyard Garden

Tessellated tiled flooring, wall light points, & irrigation system.

First Floor

Landing
Double glazed doors to:

Roof Terrace

Sustainable wood effect decking, lighting, power points, railings, views over Primrose Hill Studios.

Master Bedroom Suite

Engineered wide board oak flooring, one wall fitted with bespoke floor to ceiling wardrobes, bedside lights, sash windows over Manley Street, full width pocket door to:

Bathroom

C.P. Hart suite comprising roll top Victorian style bath with wall mounted brass Victrion mixer tap & shower attachment, sink unit with brass Victrion

mixer tap & pop-up waste, large mirror fronted medicine cabinet above, low level w/c, brass heated towel rail, micro cement flooring & walls.

Bedroom 4

Continuation of engineered wide board oak flooring, sash window to rear.

Second Floor

Accessed via staircase from first floor.

Large Roof Terrace

Fantastic panoramic views towards BT Tower, sustainable wood decking with built in lighting & staircase protected by rain sensitive closing system, railings, power points, irrigation system.

TENURE: Freehold

PRICE: £2,850,000 subject to contract

COUNCIL TAX: Band G

EPC RATING: D