



Primrose Hill Studios, Primrose Hill, NW1



3 Bedroom



2 Reception



2 Bathroom



OSP

£3,000,000

The Porter's Lodge is the focus of a mews that has housed artist and media folk for the last century. The cast of previous occupants is recorded on a plaque within the mews and includes the names of Sir Henry Wood, Arthur Rackham, Patrick Leigh Fermor & Patrick Caulfield.

The property benefits from dual access from both Primrose Hill Studios and Kingstown St where there is a garage and private off-street parking area.

For some twenty years the home of an established architect, with locally based Practice, the house is being refurbished and extended to provide additional modern light filled, double height studio/residential accommodation set around a small courtyard. The work is to be completed by late summer

Features

- ✓ Freehold
- ✓ Grade II listed
- ✓ Consent for modern extension of approx. 750sq. ft.
- ✓ Potential overall size 1457 sq. ft.
- ✓ Courtyard
- ✓ Garage & off-street parking
- ✓ Close to the green open space of

although an early interest would enable a purchaser to adapt the existing proposed layout. the hill

The property provides flexible accommodation with potential for a first floor one-bedroom unit with kitchen run and bathroom.