



Albert Terrace Mews, Primrose Hill, NW1



4 Bedroom



1 Reception



3 Bathroom



OSP



Garden

£3,000,000

An exceptional 2 storey mews house

The house is approached via a private original cobbled mews and is located literally adjacent to the wide open green spaces of the Park. Shops and patisseries in Regents Park Road are only a few hundred metres away.

GROUND FLOOR

Open plan kitchen/reception room

Solid wood flooring & excellent ceiling height throughout.

Kitchen area

Features

- ✓ Primrose Hill Conservation Area
- ✓ Open plan kitchen/reception room
- ✓ 4 bedrooms, 3 bathrooms
- ✓ Wooden floor throughout
- ✓ Rare 2 storey lateral space
- ✓ Garage
- ✓ Off street parking

1½ bowl sink unit with mixer tap and drainer board, full length work surfaces with cupboards under, concealed Indesit dishwasher, concealed fridge, Smeg gourmet oven, extractor fan above, recessed display shelves, window over mews, central island unit with cupboards under, further fitted display shelves, door to garage.

✔ Sunny lawned rear garden

Reception area

Bay window, contemporary style fireplace, display shelves, wine rack, French doors to rear garden.

FIRST FLOOR

Landing

Display recesses, sash window over mews

Bedroom 1

Bay window with views over rear garden, floor to ceiling fitted wardrobes, full length fitted mirror, solid wood flooring, door to:

En suite shower room

3 piece white suite comprising large fully tiled walk in shower, low level WC, wash basin with mixer tap, heated towel rail, mosaic tiled floor, part tiled walls, extractor fan.

Bedroom 2

Sash window over rear garden, solid wood flooring, door to:

En suite wet room

Built in shower and hand held shower, low level WC, wash basin with mixer tap, storage & display shelves, mosaic tiled walls & floor.

Bedroom 3

Solid wood flooring, sash window over Mews.

Family bathroom

3 piece white suite comprising panelled bath with mixer tap & shower attachment, low level WC, wash basin with mixer tap, part tiled walls & mosaic tiled floor, extractor fan.

Bedroom 4

Sash window over mews, solid wood flooring.

EXTERIOR

Garage

Integral to house & accessed from kitchen & double doors on Albert Terrace Mews, further off street parking.

Rear garden

Wide lawn area with York stone paving, Palm tree, evergreen Magnolia, Bamboo Nero, Roses, Agapanthus, & Rhododendrons.