Jeremy Bass
Independent Estate Agents

Fitzroy Road, Primrose Hill, NW1

1 Bedroom | 1 Reception | 1 Bathroom | Garden

£625,000

Fitzroy Road is a wide tree lined road in the heart of the Primrose Hill Conservation Area with open green spaces of the park literally at the end of the street together with shops & patisseries in Regent's Park Road.

ACCOMODATION COMPRISES
Bedroom, Shower room, Kitchen/Breakfast Room, Reception Room, & Balcony (exterior to flat)

Features

- Primrose Hill Conservation Area
- Original Features Retained
- 3m High Ceilings
- Large Sash Windows
- Modernisation Required
- Balcony

Communal Hallway
Glazed door to:

Balcony
Sunny southerly aspect & views towards Primrose Hill Studios.

FIRST FLOOR

Kitchen/Breakfast Room
White acrylic sink unit with mixer tap, range of wall & base cupboards, work surface incorporating gas hob, extractor fan above, Bosch electric oven, display shelf, large sash window over Fitzroy Road, wood flooring.

Bedroom
Large sash window with views towards Primrose Hill Studios, bookcase, high level storage.

Shower Room
3-piece white suite: shower cubicle with folding shower screen door, low level w/c, wash basin with mirror above, tiled walls & floor,

Reception Room
Fireplace, with bookcases either side, display shelves large sash window with views towards Fitzroy Road

EXTERIOR

Balcony
Accessed from communal hallway on half landing, sunny southerly aspect & views towards Primrose Hill Studios.

Utility Cupboard: with plumbing for washing machine, further storage cupboard.

TENURE: Leasehold, 160 years unexpired (approx.)
SERVICE CHARGE: £2,800 p.a. (approx.)
GROUND RENT: £50 p.a.