King Henrys Road, Primrose Hill NW3
£550,000 Share of Freehold. Sole Agents.

# King Henrys Road, Primrose Hill NW3

A beautifully presented galleried studio flat, on the raised ground floor of a handsome Victorian house, in a much sought after Primrose Hill.

The flat has wooden floors, a fireplace, wood panelling, a modern kitchen and bathroom while retaining period features including a ceiling rose and cornicing.

22'8 studio room & open-plan kitchen • bathroom • storage cupboard
• resident permit parking • EPC rating D

The open spaces of Primrose Hill park are 0.2 miles away, approximately a 4 minute stroll while local shops, café's, pubs & restaurants of Primrose Hill are 0.5 miles, less than a 10 minute walk.

The closest tube is Swiss Cottage Underground Station (Jubilee Line), 0.5 miles – approximately a 10 minute while Chalk Farm Underground Station (Northern Line) and South Hampstead Overground Station are not much further; 0.6 miles – an 11 minute walk 0.7 miles - a 13 minute walk, respectively.

Tenure: • Lease: 99 years (less 3 days) from 29 September 1991 • Share of freehold • Ground rent: To be advised • Service charge: To be advised
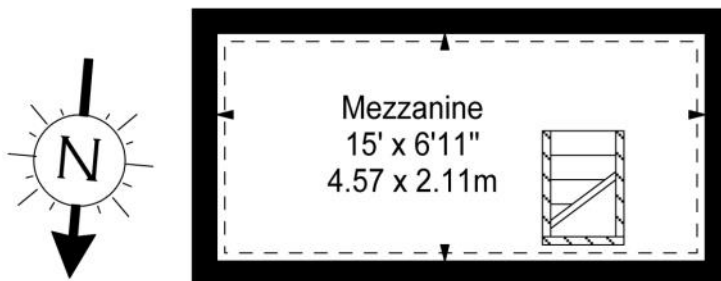
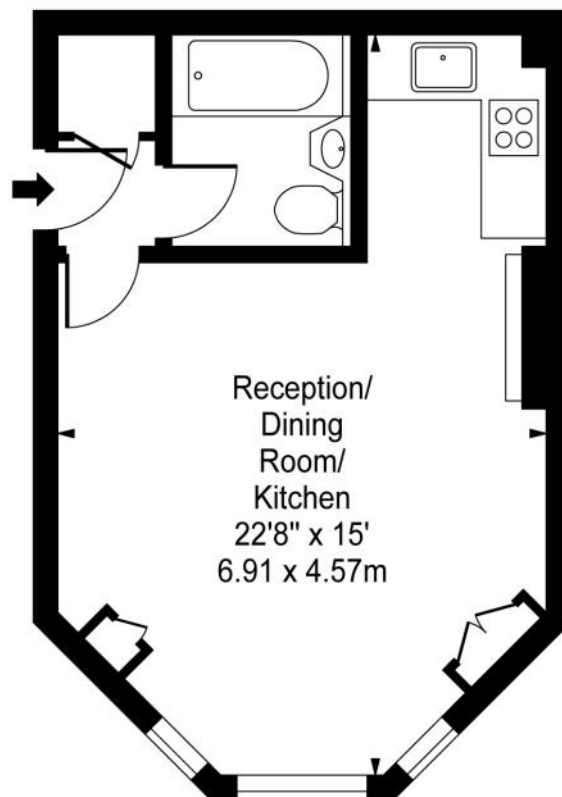£550,000 Share of Freehold. Sole Agents.

Mezzanine
15' x 6'11"
4.57 x 2.11m

First Floor

N

Reception/
Dining
Room/
Kitchen
22'8" x 15'
6.91 x 4.57m

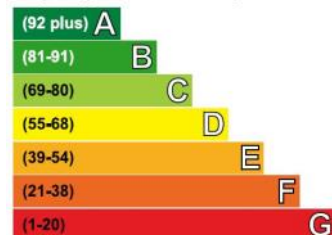Approx. Gross Internal Area
**315 Sq Ft - 29.26 Sq M**

Approx. Gross Internal Area
Including restricted mezzanine
**420 Sq Ft - 39.01 Sq M**

**For Illustration Purposes Only - Not to Scale**
**Floor Plan by www.nogaphotostudio.com**

This floor plan should be used as a general outline for guidance only.
Any intending purchaser or lessee should satisfy themselves by inspection,
searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate
and should not be used to value a property or be the basis of any sale or let.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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