



# Primrose Hill Road, Primrose Hill, NW3

Asking Price: £900,000

Benham  
& Reeves



# Primrose Hill Road, Primrose Hill, NW3

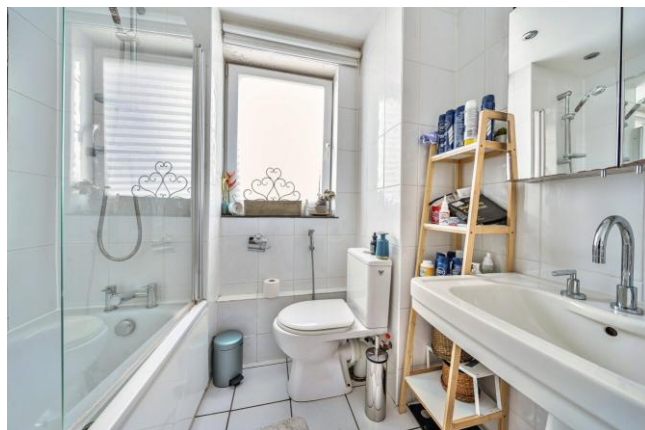
🛏 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

A wonderful opportunity to purchase a delightful two-bedroom apartment in this highly regarded purpose-built apartment block directly opposite Primrose Hill Park.

Comprising 856 sqft / 79.50 sqm, this bright and spacious apartment benefits from a 22 ft double aspect reception/dining room, a fully fitted kitchen, good-sized bedrooms both with fitted wardrobes, a bathroom, and a shower room.

Hillview further benefits from a resident concierge and is situated within very close proximity to Primrose Hill village with its fashionable shops, restaurants and cafes together with Regents Park being approximately 0.5 miles away.



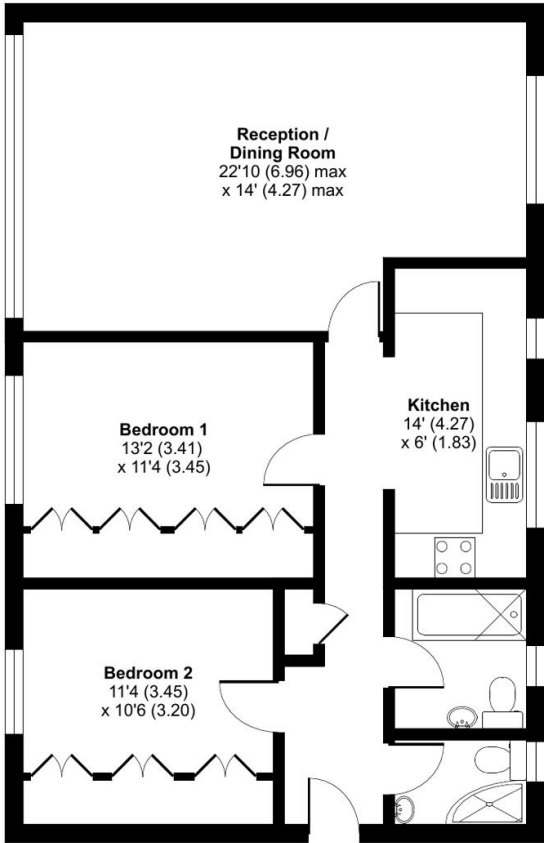


## Property Features:


- 2 Bedrooms, both with fitted wardrobes
- 22 ft double aspect reception/dining room
- Fully fitted kitchen
- Bathroom
- Shower room
- Concierge
- Directly opposite Primrose Hill Park
- Excellent location
- Chain-free

Primrose Hill Road, London, NW3

Approximate Area = 856 sq ft / 79.5 sq m  
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



### Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£900,000
Tenure:	Leasehold Expires 27/09/2148 Approximately 123 Years Remaining
Service Charge:	£9,784.00 (per annum) Service Charge is £1,490 per quarter. Sinking Fund is £955 per quarter.

### Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250017

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