



# Ainger Road, Primrose Hill, NW3

Asking Price: £1,300,000

Benham  
& Reeves

# Ainger Road, Primrose Hill, NW3

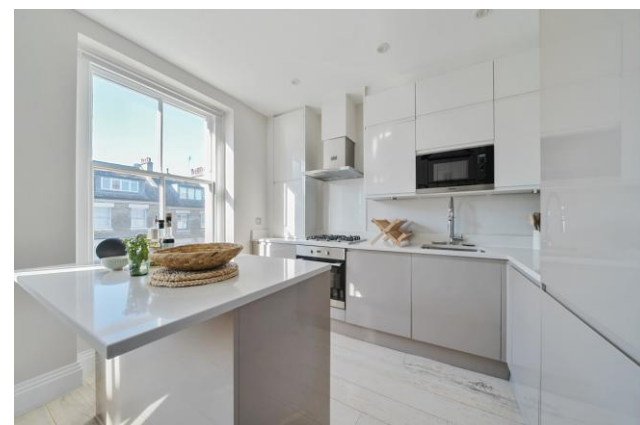
 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

An exceptional, contemporary upper maisonette occupying the entire second and third floors of a fine Victorian house which was completely refurbished in 2017.

The extremely bright apartment offers superb open-plan living space on the lower floor featuring a modern fully fitted kitchen with breakfast bar. There is an additional shower room on this level too.

The upper floor features two generous double bedrooms, one with an en-suite shower room and there are magnificent views from both front and rear of the property.

Ainger Road is superbly placed just a few yards from Primrose Hill park, with superb city views from the summit. The wonderful mix of boutique, shops, pavement cafes and restaurants are available in the village on Regents Park Road. Chalk Farm (Northern line - Zone 2) underground station is also within half a mile.





## Property Features:

- 2 Double Bedrooms
- Reception Room
- Open-Plan Luxury Kitchen
- En-Suite Shower Room
- Family Shower Room
- Superb Views
- Residents' Parking Zone
- Moments From Primrose Hill Park

## Ainger Road, Primrose Hill, NW3

Approximate Area = 1009 sq ft / 93.7 sq m  
 Limited Use Area(s) = 12 sq ft / 1.1 sq m  
 Total = 1021 sq ft / 94.8 sq m

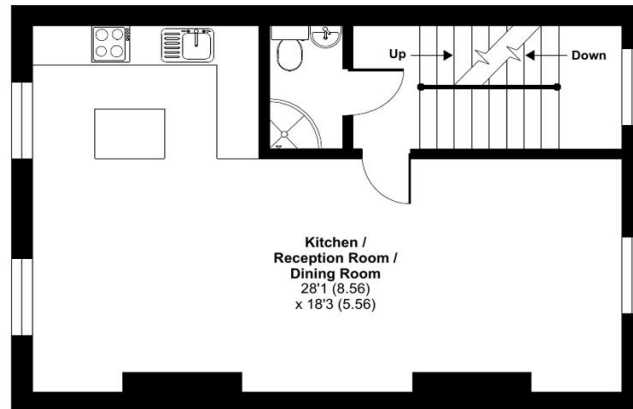
For identification only - Not to scale



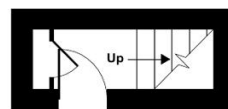
Denotes restricted head height



THIRD FLOOR



SECOND FLOOR



FIRST 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>	<b>79</b>	<b>79</b>
(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:	£1,300,000
Tenure:	Share of Freehold Expires 31/12/3014 Approximately 989 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,300.00 (per annum) for the year 2025 including insurance
Anticipated Rent:	£5,190.00 pcm Approx. 4.4 % Yield

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250027

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W: [www.benhams.com](http://www.benhams.com)

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