



## Whittlebury Mews East, Primrose Hill, NW1

Asking Price: £1,900,000

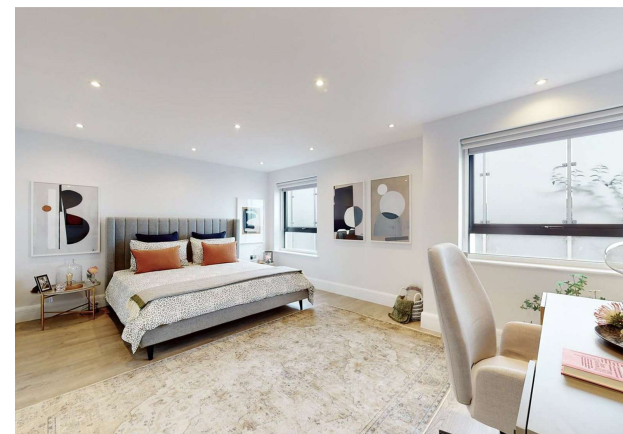
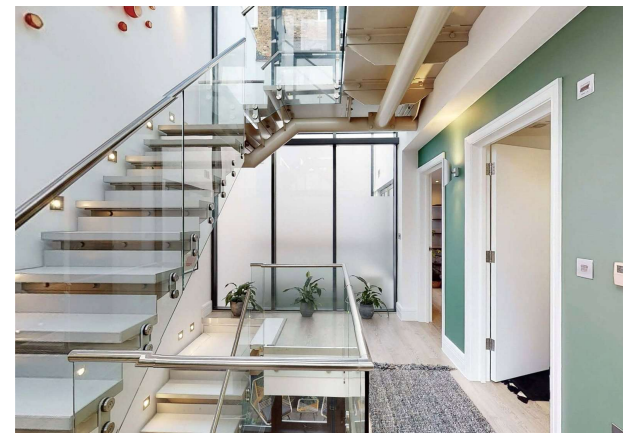
 Benham  
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# Whittlebury Mews East, Primrose Hill, NW1

 3 Bedroom (s)  3 Bathroom (s)  Freehold

A striking three bedroom, three bathroom contemporary town house in the heart of Primrose Hill. The house is flooded with natural light and is set in a gated development of just 4 houses with secure underground parking. The house measures almost 2,400 sq. ft. and features a wonderful glazed atrium in the heart of the house, in addition there are floor to ceiling windows on each floor enhancing the feel of light and space. The accommodation is well balanced with a reception room, open plan kitchen, utility room on the lower floor. The ground floor features a superb 27' x 18' reception room and a guests' w.c. The first floor has two double bedrooms with en-suite bathrooms and the top floor has another double bedroom with a shower room and a balcony.

Whittlebury Mews is situated just off Gloucester Avenue so is moments away from the shops, restaurants and gastro-pubs in the village. The open spaces of Primrose Hill and Regents Park are a short stroll away as is Chalk Farm (Northern line, Zone 2) station.







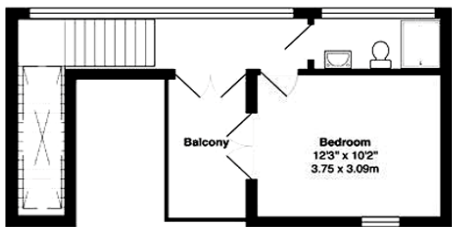
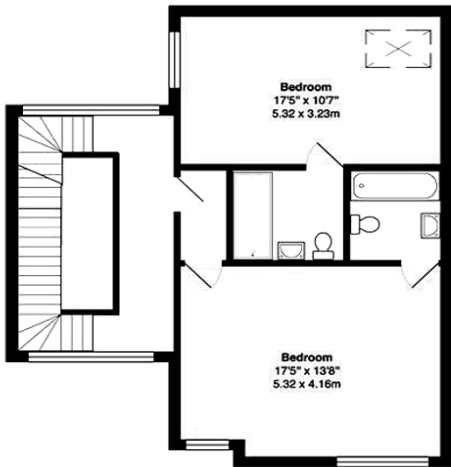
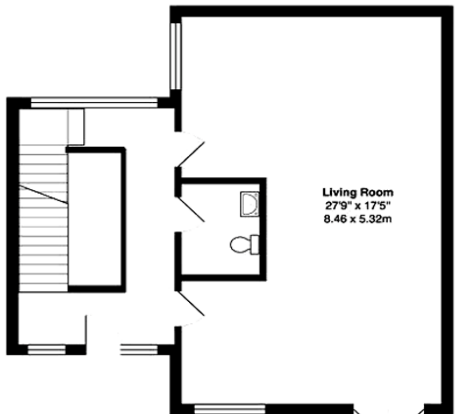
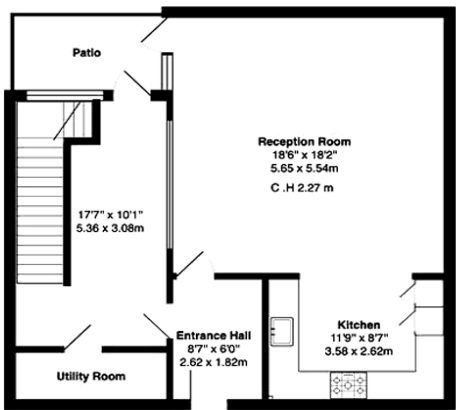
## Property Features:

- 3 Double Bedrooms
- 2 En-suite Bathrooms
- Shower Room
- 27' Double Reception Room
- Dining/Family Room
- Open plan Kitchen
- Secure Underground Parking
- Patio Garden
- Balcony



Total Gross Internal Area

222.1 Sq/m - 2391 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
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:	£1,900,000
Tenure:	Freehold
Service Charge:	£3,200 approx. (per annum) 2022

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM220263

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

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