

Harley Road, Primrose Hill, London, NW3

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A newly refurbished, contemporary and spacious, four bedroom town house close to Primrose Hill and Swiss Cottage. This immaculate property has excellent natural light throughout and offers exceptional reception space. The accommodation is situated over four floors and comprises of a fitted kitchen and reception room with access to a private rear garden, a further large double reception room with a private balcony to the raised ground floor, four large double bedrooms all with en-suite bathrooms and built in storage on the first and second floors. Further benefits include a separate utility room, two guest cloakrooms and off street parking for two cars. Harley Road is a quiet residential street close to the wide open spaces of Primrose Hill park and the amenities of Swiss Cottage and St Johns Wood.

4 Bedrooms: 4 Bathrooms: 3 Reception Rooms: Kitchen: Balcony:

Garden: Off-Street Parking

Local Authority: Camden Council Tax: Band H

GAPDEN Extends To 50' (15.2m) BALCONY BEDROOM 17'8 x 11'3 RECEPTION ROOM 18'10 x 17'5 (5.7m x 5.3m) RECEPTION ROOM BEDROOM 23'3 x 17'5 12' x 11' (7.1m x 5.3m) (3.7m x 3.4m) DINING ROOM SECOND EL COR BEDROOM KITCHEN 17'8 x 11'3 18'6 x 9'5 (5.4m x 3.4m) (5.6m x 2.9m) VOID UTILITY OFF STREET PARKING (6.1m x 5.5m) BEDROOM BOILER 12' x 11' ROOM 8'6 x 7'3 2.6m x 2.2n STORAGE LOWER GROUND FLOOR GROUND FLOOR GROSS INTERNAL FIRST FLOOR GROSS INTERNAL FLOOR AREA 866 SQ FT (Includes Boiler Room and Storage) APPROX. GROSS INTERNAL FLOOR AREA 2473 SQ FT / 230 SQ M

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## **Laurence Leigh Residential**

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Company Registered Number: 6304836.

Registered Office Address 40 Queen Anne Street, London, W1 9EL, England

## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.