

KING HENRY'S ROAD — NW3



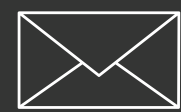
Asking Price £3,250,000

KING HENRY'S ROAD — NW3

“Primrose Hill! The first green step, north-westward, for the pavement-and-shop-tired-foot of this great metropolis”

– Leigh Hunt

The Idler and Breakfast Table Companion, 1837



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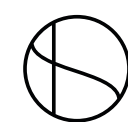


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KING HENRY'S ROAD — NW3

KITCHEN/ DINING/ GARDEN



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In 1837, Primrose Hill formed part of the English countryside. The closest rural place to the “great metropolis” that was 19th-century London.

Some 200 years later, Primrose Hill remains the first village you encounter as you walk north from Marylebone, through The Regent’s Park.

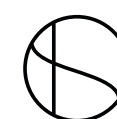
From the 1840s, Eton College began the development of the land north of the hill - from farmland to a new enclave of housing for the wealthy middle classes - forming the Eton College Estate, with King Henry’s Road one of its original thoroughfares.

Now, Primrose Hill encapsulates the best of London living. Green and pleasant, at the foot of Hampstead. Connected to the city via a walk of just over 1.5 miles, through two Royal Parks.

Occupying the entire garden and raised ground floor levels of a semi-detached Victorian Villa, with its own entrance and a private south facing garden extending to over 80 feet.

With reception spaces and a principal bedroom more often associated with larger, single residences, King Henry's Road is a spacious, laterally arranged home, perfect for modern living.

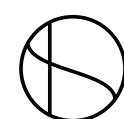
Swiss Cottage Underground (Jubilee Line) is less than 0.5 of a mile, Chalk Farm (Northern Line) is just over 0.6 miles. From here, Bond Street and St Pancras International are reachable within ten minutes, and Heathrow and London City each within forty-five.



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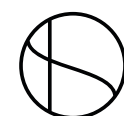
KITCHEN/ DINING/ GARDEN



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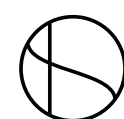
RECEPTION ROOM



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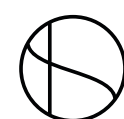
GARDEN/ TERRACE



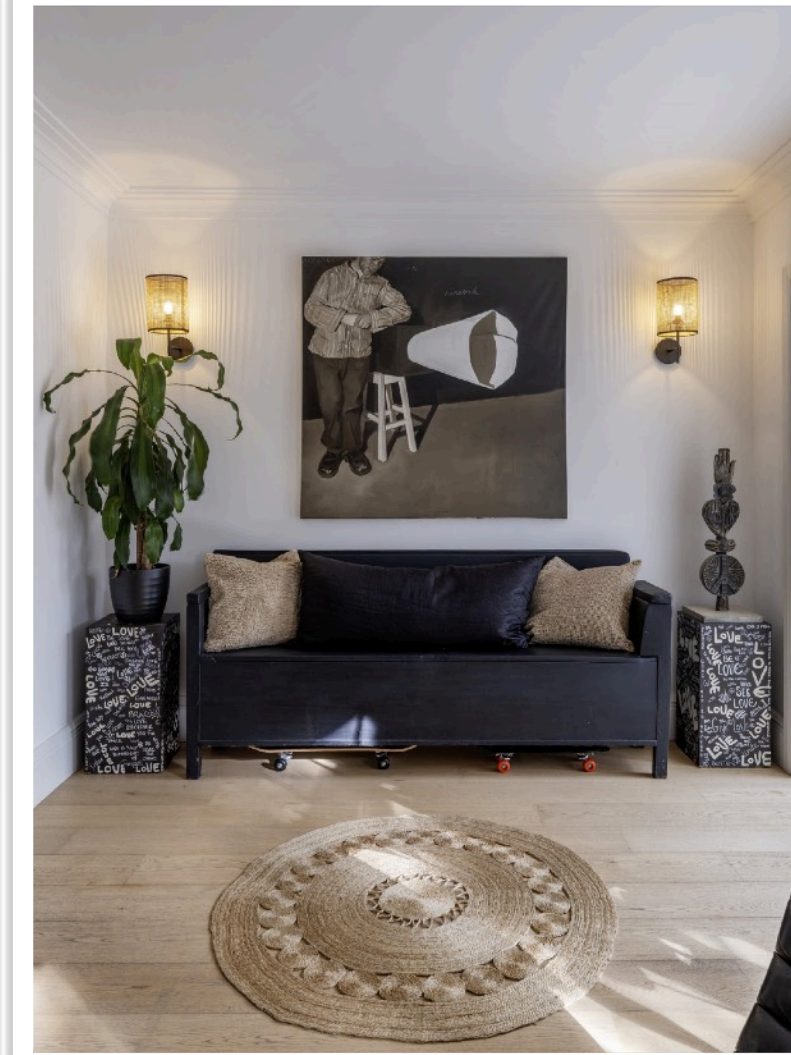
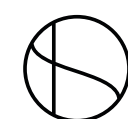
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PRINCIPAL BEDROOM



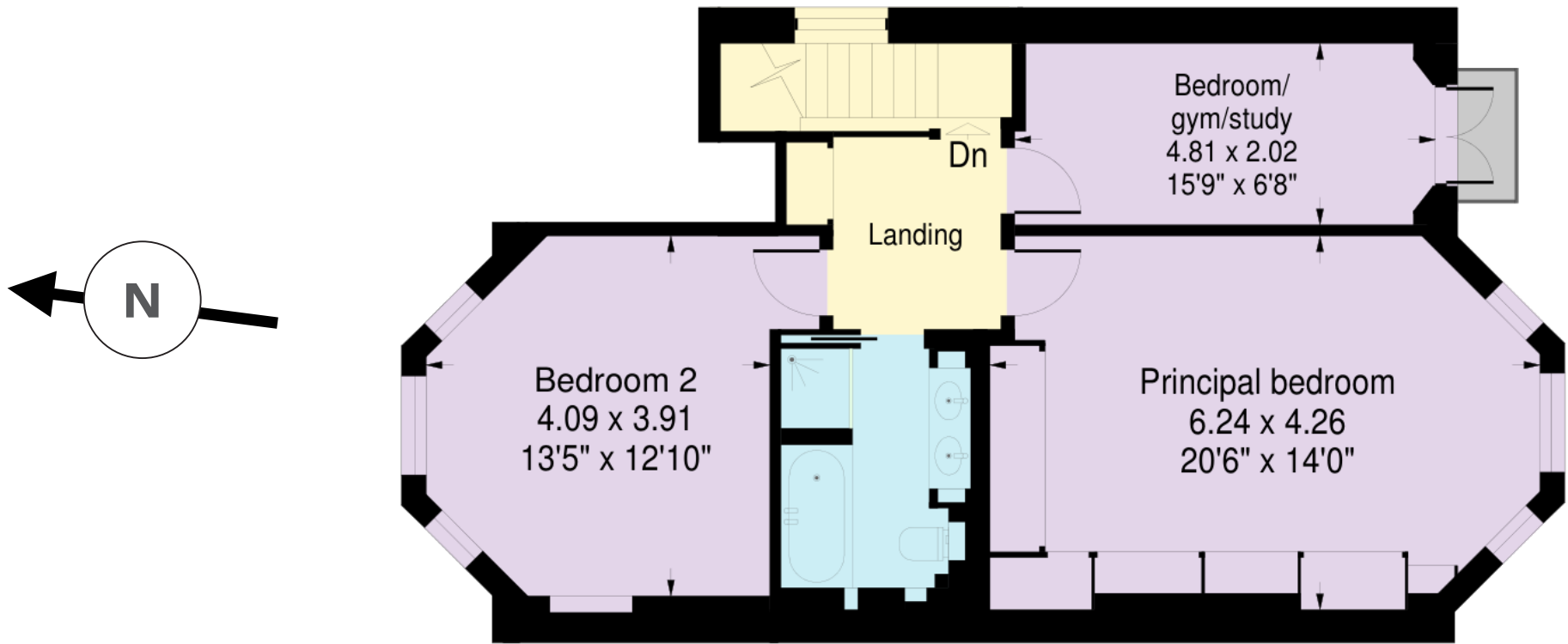
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Approx. Gross Internal Area **1,934 Sq Ft** (179.7 Sq M)
Garden Studio **170 Sq Ft** (15.8 Sq M)

Plan for illustration purposes only. Not to scale.



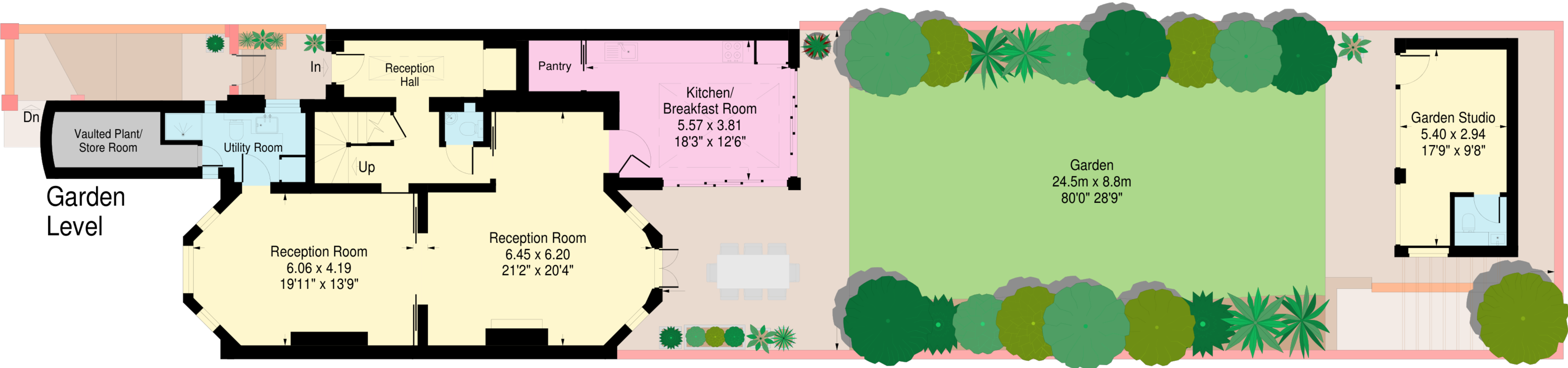
Raised Ground Floor

Accommodation

- Principal bedroom
- 2 Further bedrooms
- Full bathroom w/ separate shower
- Shower room/ Utility room
- Open plan Kitchen/ Dining
- Pantry
- Two reception rooms
- Guest WC
- Garden studio

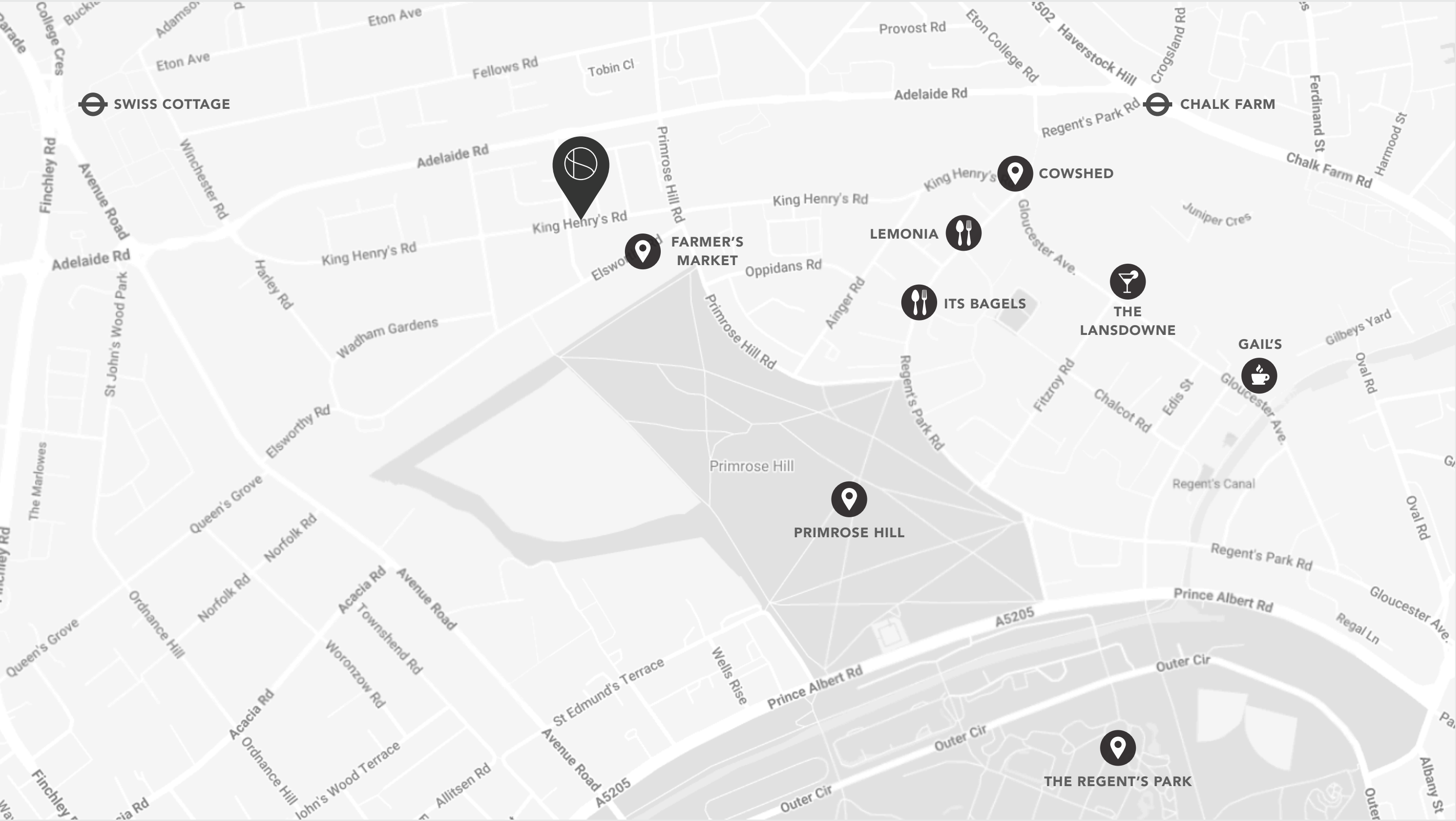
Amenities

- South facing rear garden
- Private entrance
- Residents permit parking



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Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** Approximately 140 years
- **Annual service charge amount:** Approximately £5,000
- **Annual ground rent amount:** Approximately £400
- **Council Tax band:** London Borough of Camden (Band G)

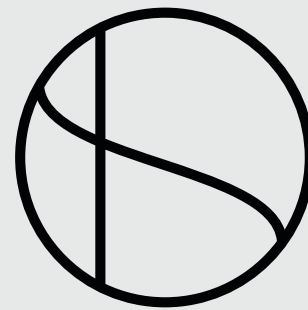
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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