

# ASTONCHASE

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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



REGENTS PARK ROAD  
PRIMROSE HILL  
LONDON, NW1

**FREEHOLD**

GUIDE PRICE £7,500,000

SUBJECT TO CONTRACT

JOINT SOLE AGENT

A rare opportunity to acquire a wonderful semi-detached, period residence with a garage located on the highly desirable Regents Park Road. This outstanding six bedroom house offers a grand and well-proportioned accommodation including an extended living space under the garden, dual aspect reception rooms, a sensational open plan kitchen/reception room and a principle bedroom suite that spans the entire first floor. This lovely home benefits from five further bedrooms, three bathrooms, a generous south facing garden and a single lock up garage.

Regents Park Road is perfectly positioned close to the cityscape views on Primrose Hill Park and just a little further to enjoy Queen Mary's formal gardens Regent's Park. Primrose Hill village is 0.2 miles away where one can enjoy an array of independent shops, boutiques and idyllic restaurants. Alternatively, Camden is an equal distance famous for its diverse markets, a warren of fashion & curiosities and a haven of counter culture offering an array of independents shops and iconic music venues. Transport links include Camden Town and Chalk Farm Stations (Northern Line) 0.5 miles away and nearby buses serving locations across W1. Regent's Canal provides a beautiful cycle route west to Little Venice and east to King's Cross and Hoxton. Also it is just a 30 minute stroll through Regent's Park to lead you into Marylebone and Fitzrovia.



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## ACCOMMODATION

- Reception Room
- Kitchen/Dining Room
- Large Games Room
- Gym Area
- Principle Bedroom With Walk-In Wardrobe and En-Suite Shower room
- Five Further Bedrooms (One En-Suite Shower Room)
- Family Bathroom
- Shower Room
- Two Cloakrooms
- Utility Room

## AMENITIES

- Single Garage
- South Facing Rear Garden
- Store Room
- Plant Room

COUNCIL TAX	Camden (Band H)
EPC RATING:	D

### IMPORTANT NOTICE

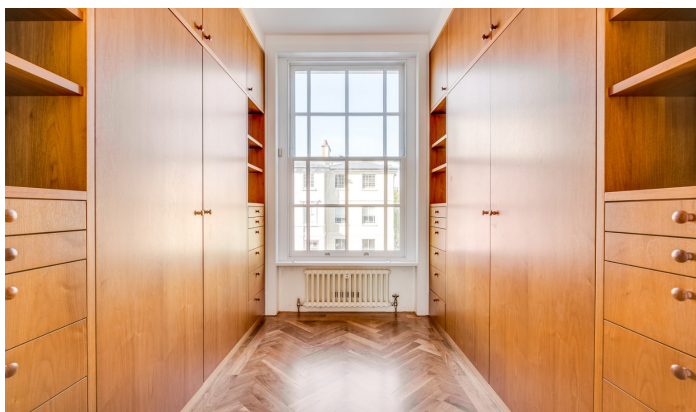
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



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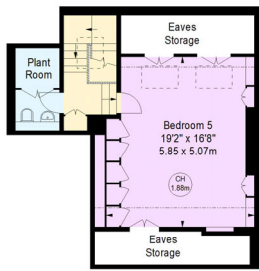
## Regents Park Road, NW1

Approximate gross internal area

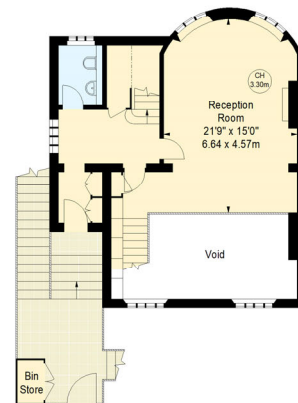
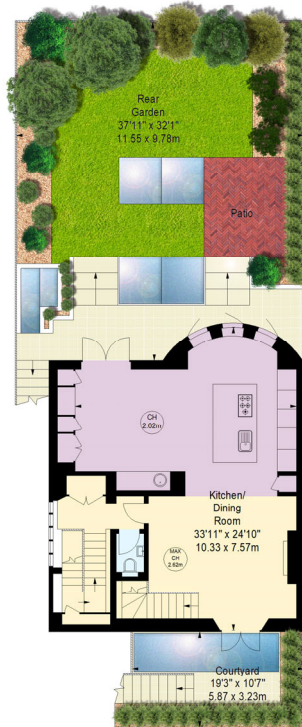
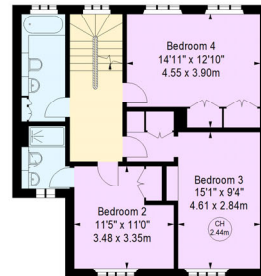
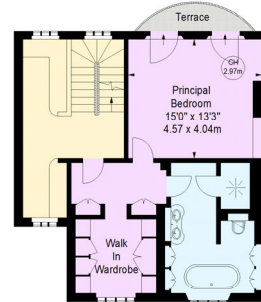
5,072 sq ft / 471.19 sq m

(Including Eaves Storage, Lightwell, Stairwell, Restricted Height Under 1.5m & Void)

Key:  
CH - Ceiling Height



Eaves Storage  
127 sq ft / 11.80 sq m  
Lightwell  
74 sq ft / 6.87 sq m  
Stairwell  
65 sq ft / 6.04 sq m  
Void  
173 sq ft / 16.07 sq m  
Restricted Height Under 1.5m  
198 sq ft / 18.39 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>		76
(55-68) <b>D</b>	61	
(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		

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