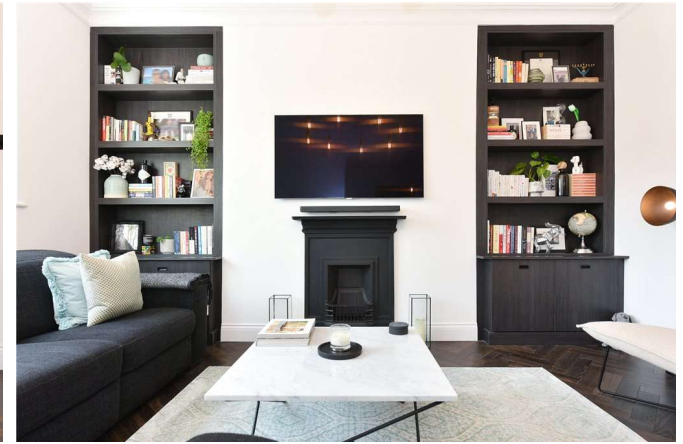
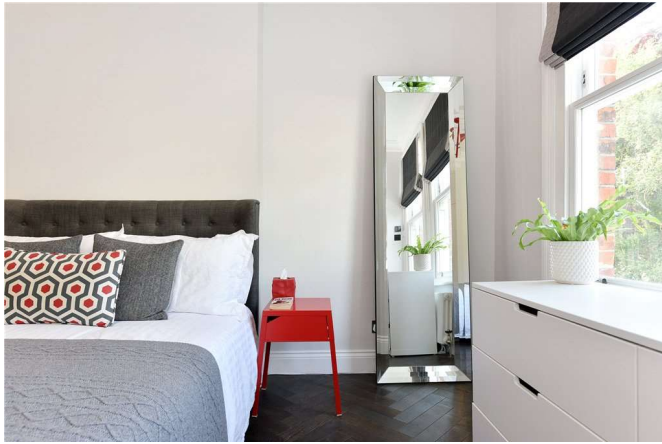


## Primrose Gardens, NW3

Guide Price: £675,000, Share of Freehold

Anderson//Rose





**Guide Price: £675,000**

**Share of Freehold**

**Service Charge: £2,000 per annum**

Ref PCL240026

## Primrose Gardens, NW3

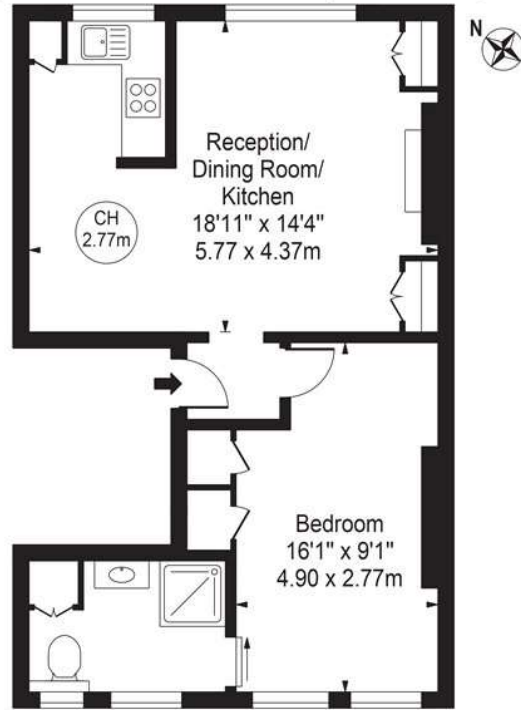
A rare opportunity to acquire a beautifully designed and naturally bright one-bedroom apartment set on the first floor of a handsome red brick period conversion on one of Belsize Park's premier roads.

The property has recently been comprehensively refurbished to a high specification with an incredible amount of attention to detail. Comprising of the reception and dining room which leads onto a semi-open plan bespoke kitchen with high-end appliances, a large bedroom with built in wardrobes, and a beautiful en-suite shower room with underfloor heating and

utility cupboard. The flat further benefits from a share of the buildings freehold and overlooks the streets picturesque garden square.

Primrose Gardens is a quiet and leafy sought after residential street, nestled in-between Belsize Park & Primrose Hill villages. The property is moments away from England's Lane which boasts a number of boutique cafes and restaurants – and is a short walk to the famous green spaces of Primrose Hill and Hampstead Heath. Both Belsize Park (Northern Line) & Swiss Cottage (Jubilee Line) underground stations are a short walk away, providing unrivalled connectivity to central London.

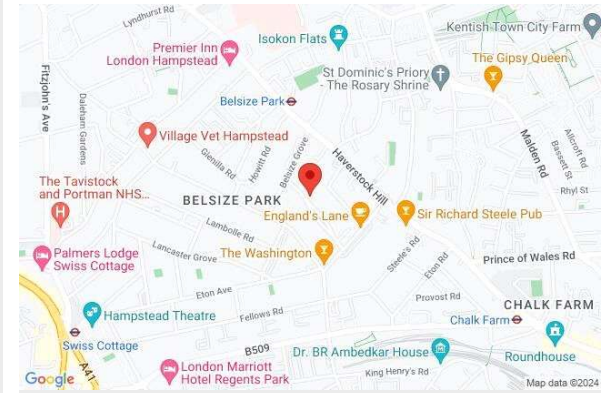
**Primrose Gardens**  
 Approx. Gross Internal Area 521 Sq Ft - 48.40 Sq M



**First Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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>77</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.