



King Henrys Road, NW3

Guide Price: £950,000, Share of Freehold

Anderson//Rose





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Share of freehold with an underlying lease of 997 years remaining unexpired

Service Charge: £1,080 per annum

Ref PCL250005

King Henrys Road, NW3

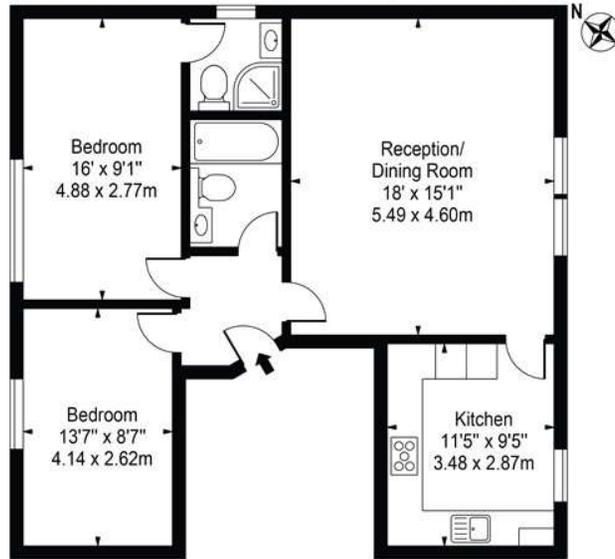
This is a fantastic opportunity to acquire a delightful lateral apartment situated on the first floor of a charming yellow brick period conversion in a highly desirable location.

The apartment has excellent room proportions, original period features and further profits from high ceilings and excellent natural light throughout. Comprising a spacious reception and dining room with a virtual floor to ceiling south facing sash window which fills the room with an abundance of natural daylight. A separate eat-in kitchen with modern appliances, the principal bedroom suite with plenty of wardrobe space, a good

sized second bedroom and a family bathroom. The flat further benefits from a quarter share of the houses loft space.

King Henrys Road is a leafy and popular residential street and extremely well situated. Primrose Hill, Belsize Park and St Johns Wood Villages and their array of world class amenities are just a short walk from your doorstep, world renowned Primrose Hill open green space is literally two roads away, with His Majesty's Regents Park just in front of that. Your closest station is Swiss Cottage which provides a simple commute across the capital.

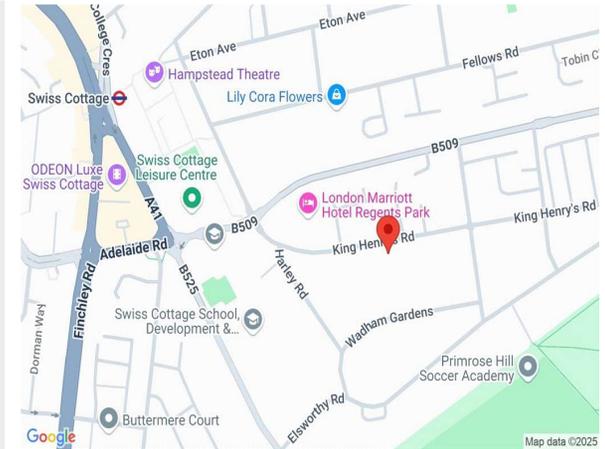
King Henry's Road
 Approx. Gross Internal Area 781 Sq Ft - 72.55 Sq M



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.