

# Kings College Court, Primrose Hill Road NW3

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# Kings College Court, Primrose Hill Road NW3

A one bedroom, seventh floor apartment with lift access and a south-facing balcony with extensive views conveniently located between Belsize Park and Primrose Hill.

Converted from its original layout as a two bedroom property, this apartment benefits from spacious living accommodation with a south-facing terrace, separate and fully integrated kitchen area, spacious bedroom and bathroom.

Further benefits are a share of the freehold, an allocated parking space and day-time concierge. The building itself has undergone significant refurbishment.



**Asking price:** £625,000

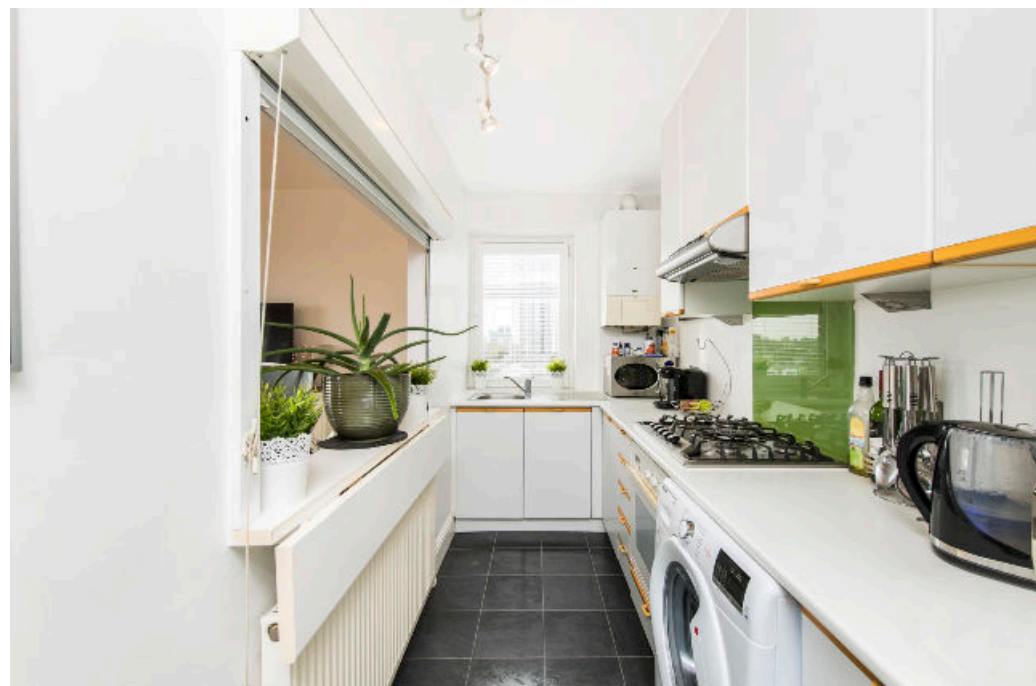
**Tenure:** Share of freehold plus leasehold, approximately 975 years remaining

**Service charge:** £5,506.64 per annum, please note we have been unable to confirm the review periods. You should ensure you make your own enquiries.

**Ground rent:** peppercorn

**Local authority:** London Borough of Camden

**Council tax band:** E





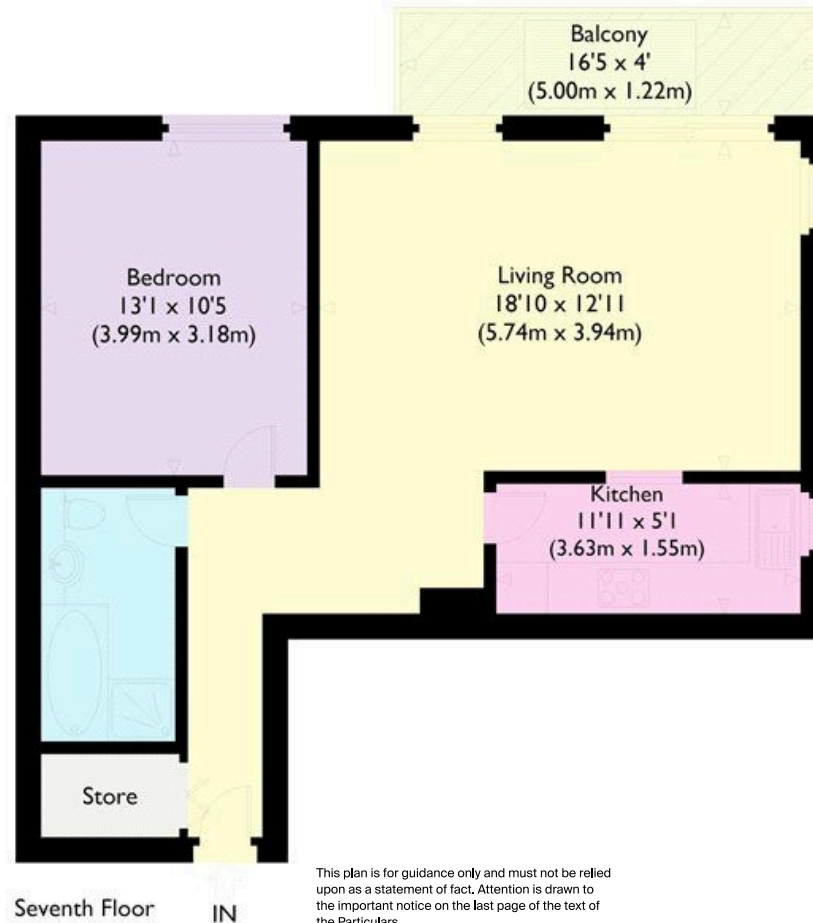


Kings College Court is located between the amenities in Belsize Park and Primrose Hill. Belsize Park and Chalk Farm Underground Stations (Northern Line) are 0.5 miles away whilst Swiss Cottage Underground Station (Jubilee Line) is 0.6 miles away.



# Primrose Hill Road, NW3

Approximate Gross Internal Floor Area : 626 sq ft / 58.2 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
Belsize Park  
2C England's Ln  
Belsize Park  
NW3 4TG  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

**Orly Lehmann**  
020 3815 3354  
[orly.lehmann@knightfrank.com](mailto:orly.lehmann@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2024. Photographs and videos dated January 2024.

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