

Ainger Road, Primrose Hill NW3

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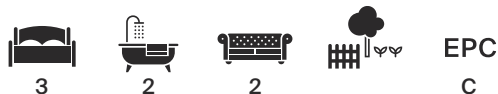
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# Ainger Road, Primrose Hill NW3

As you enter the apartment on the raised ground floor, the living space is generous with a sense of openness which is great for entertaining. There is a reception room, dining room and spacious kitchen all linked together with direct access to the garden. On the floor below there is a good sized principal bedroom with an en-suite bathroom, two additional bedrooms (one with direct access to the garden) and a family bathroom. Additional benefits include a guest W/C, utility room, ample built in storage alongside under pavement demised storage, Share of the Freehold, good ceiling heights alongside neutral interiors and natural light.

Ainger Road is a quiet residential road with Primrose Hill park at the top of it, and near to amenities on Regents Park Road.



**Guide price:** £1,995,000

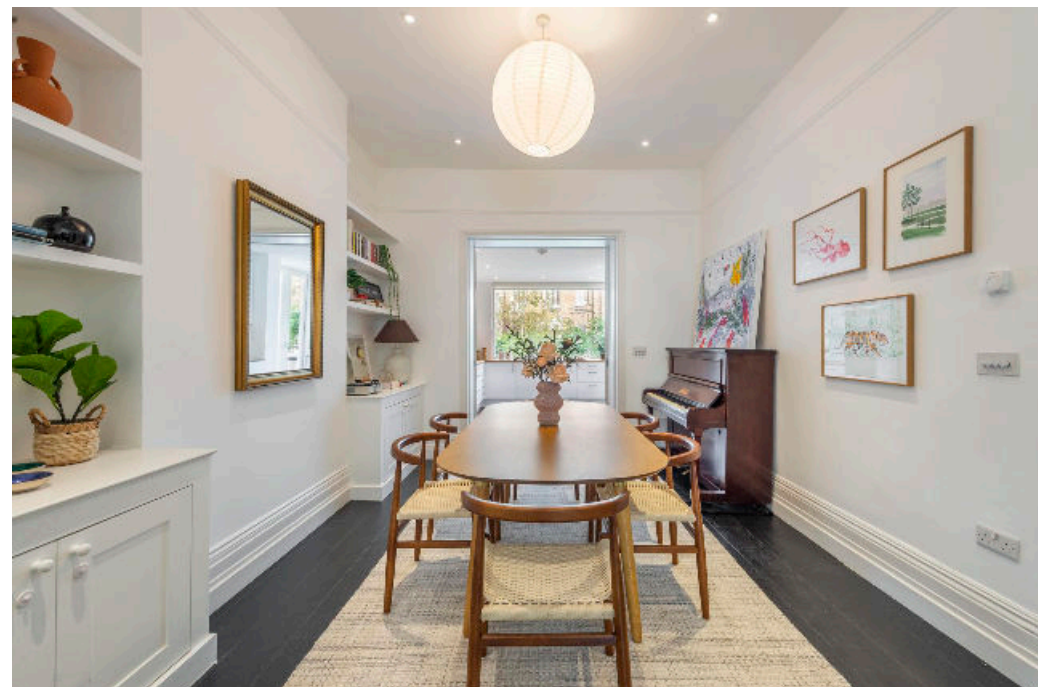
**Tenure:** Share of freehold, underlying lease term approximately 960 years remaining

**Service charge:** Please note that we have been unable to confirm the amount or date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own enquiries.

**Ground rent:** Peppercorn

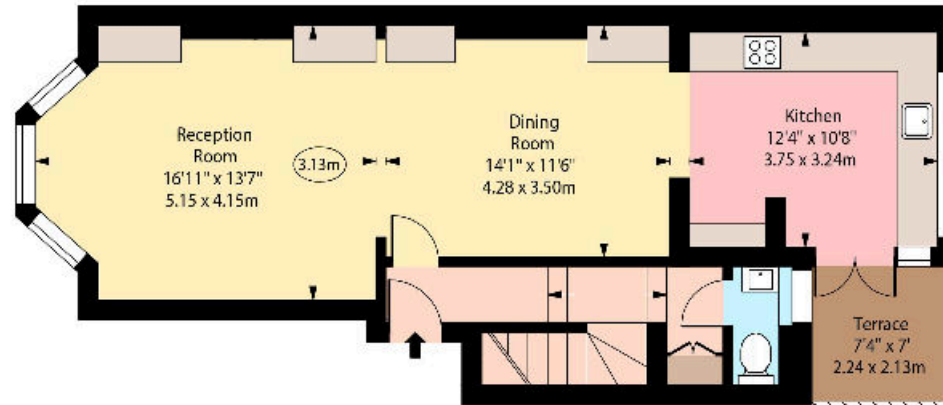
**Local authority:** London Borough of Camden

**Council tax band:** G







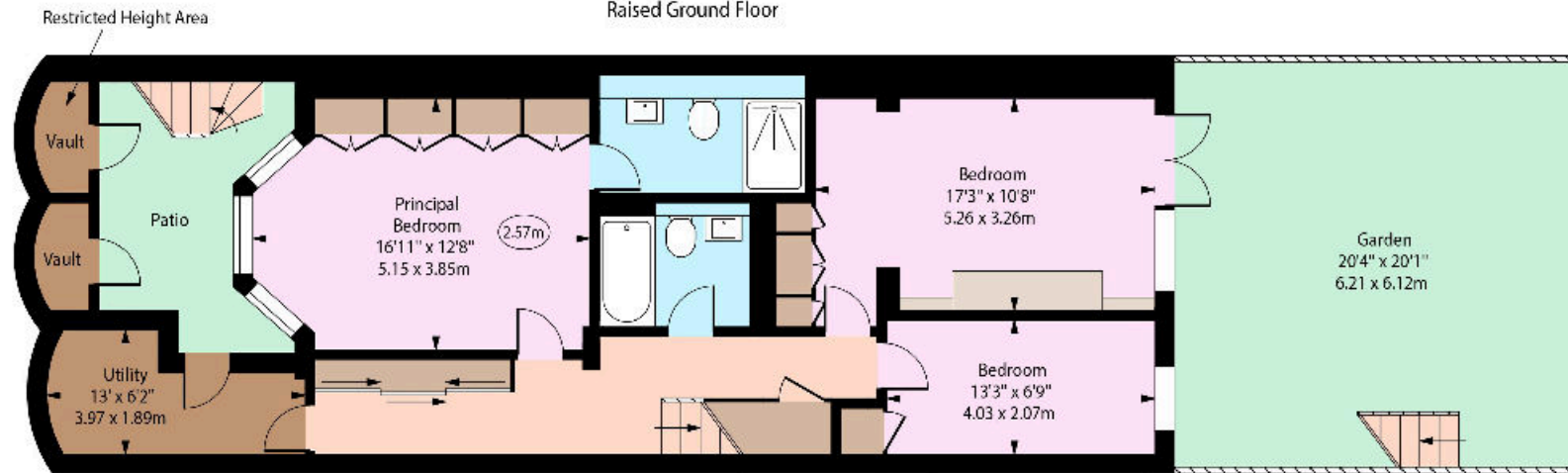


Ainger Road, NW3



○ - Ceiling Height

Raised Ground Floor



Lower Ground Floor

Approx Gross Internal Area 1486 Sq Ft - 138.05 Sq M  
(Excluding External Vaults)

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.

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We would be delighted to tell you more

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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 September 2023. Photographs and videos dated September 2023.

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