



Regents Park Road, London NW1

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A well presented two bedroom top floor apartment set within a handsome Victorian building in central Primrose Hill close to the park and local amenities.

The well configured apartment comprises a spacious open plan reception room with a fully integrated kitchen, principal bedroom, second double bedroom and family bathroom. Additional benefits include a share of the freehold, contemporary interiors alongside fantastic natural light.



**Asking price:** £1,250,000

**Tenure:** Share of freehold plus leasehold, approximately 990 years remaining

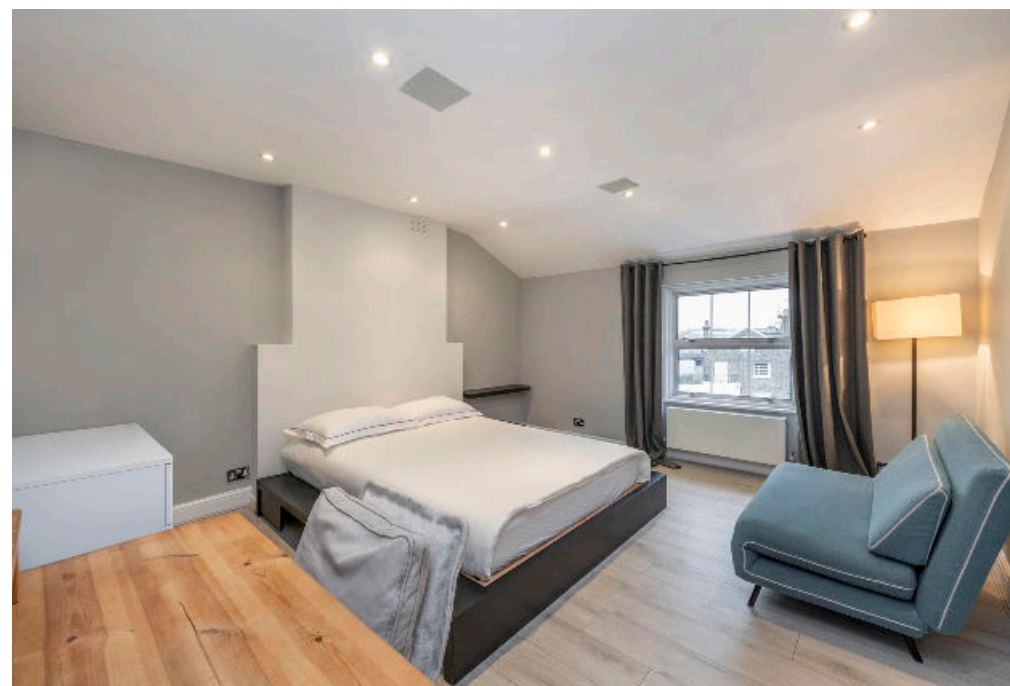
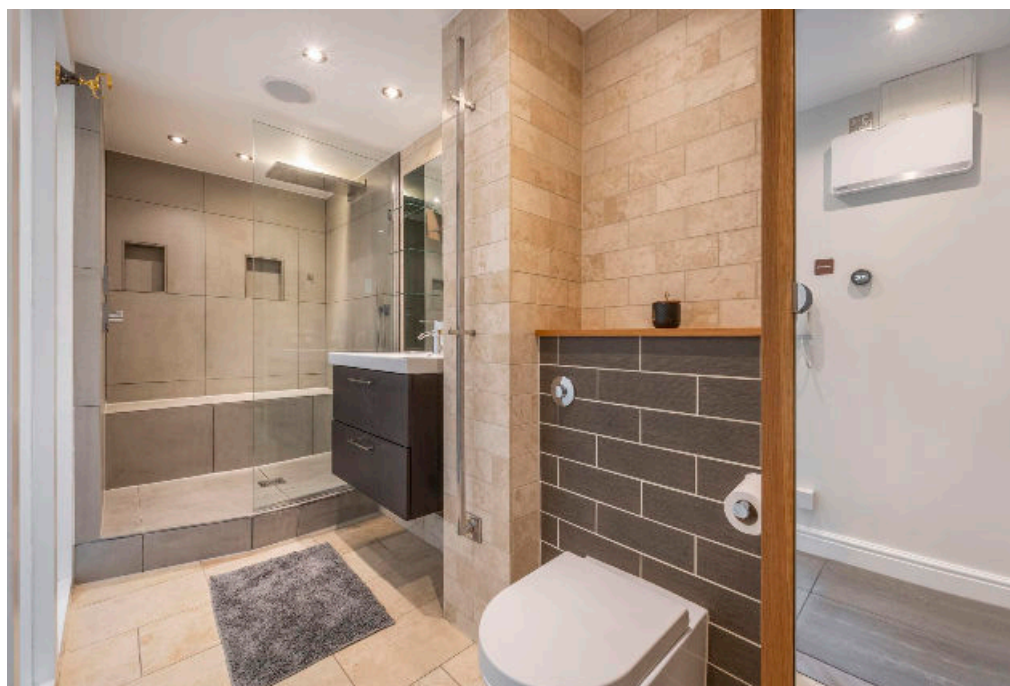
**Service charge:** £350 per quarter, reviewed every year, next review due 2024

**Local authority:** London Borough of Camden

**Council tax band:** E

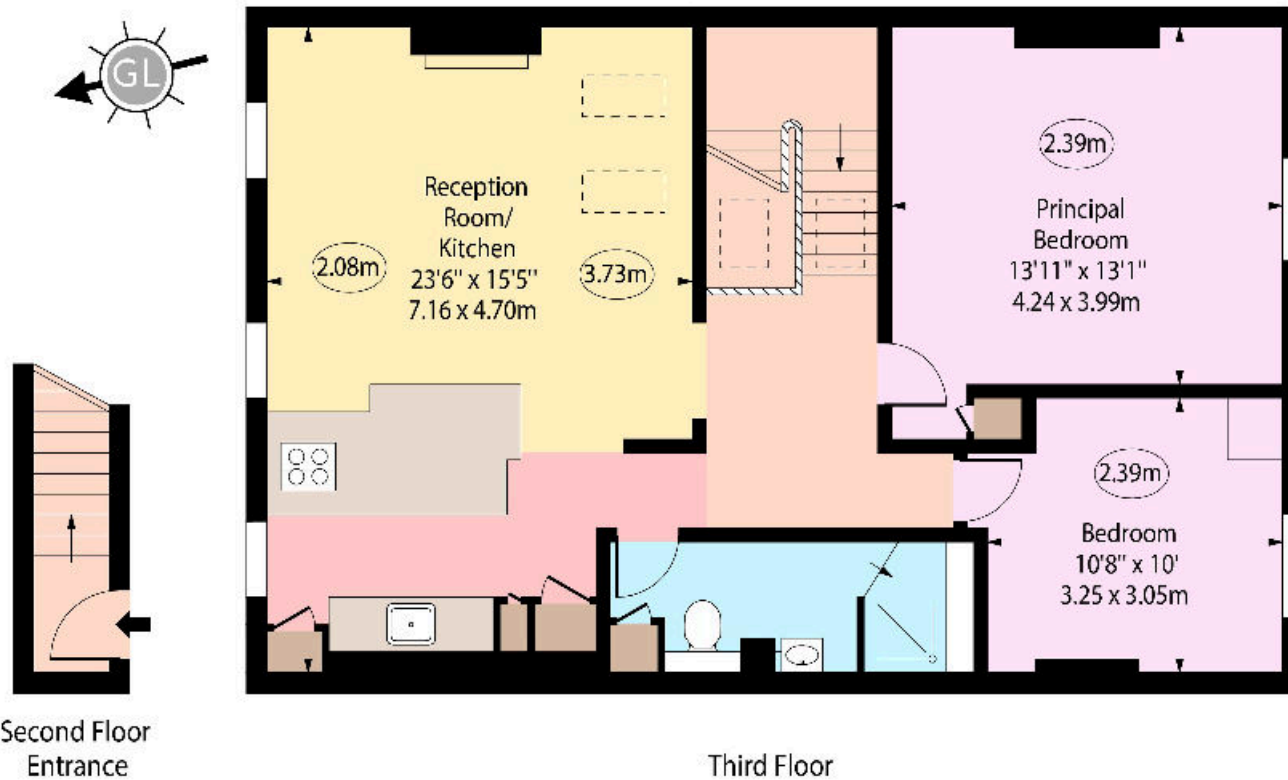
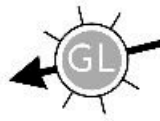


Regents Park Road is in the heart of Primrose Hill with its thriving independent shops, cafes and restaurants. Only yards away from Primrose Hill and Regent's Park and 0.5 miles to Chalk Farm Underground Station.



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○ - Ceiling Height



Approx Gross Internal Area 900 Sq Ft - 83.61 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](http://knightfrank.co.uk)

We would be delighted to tell you more

**Orly Lehmann**  
 +44 20 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.  
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 Particulars dated February 2024. Photographs and videos dated February 2024.

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