



Harley Road, Primrose Hill NW3



# Harley Road, Primrose Hill **NW3**

An exceptional six/seven bedroom double fronted detached family home (5,517 sq ft / 512 sq m) with a substantial rear garden and gated off street parking. This elegant house is located on one of the most sought-after addresses in Primrose Hill, with well-proportioned and spacious accommodation arranged over three floors with the benefit of planning consent to extend the house and garden studio to circa 6,508 sq ft / 604 sq m (further information and drawings available on request). The rear garden has been beautifully landscaped, mainly a level lawn with mature shrubs, trees and bushes; a large raised terrace and additional planning have also been obtained to create a modular garden room/home office/gymnasium.



**Guide price:** £11,950,000

**Tenure:** Freehold

**Local authority:** London Borough of Camden

**Council tax band:** H



To the front of the property is a secure gated driveway with parking for three/four vehicles.

## Key features:

- Entrance hall
- Drawing room
- Dining room
- Study
- Conservatory/living room
- Kitchen/breakfast room
- Garden room
- Utility room
- Two guest cloakrooms
- Principal bedroom with an en suite bathroom and dressing room
- Five further double bedrooms (all en suite)
- Self-contained staff bedroom (seven) / gym with en suite shower room
- Bedroom seven/gym with en suite shower room
- Roof terrace
- Substantial rear garden
- Secure gated off street parking

## Location description:

Ideally situated within close proximity to Primrose Hill Park and a stroll away from Swiss Cottage and St John's Wood, Harley Road is a quiet road located just a short walk from the green open spaces of Primrose Hill, renowned for its picturesque surroundings and vibrant community, offers an idyllic setting for families and professionals alike. Indulge in peaceful tree-lined streets while remaining within close proximity to the heart of London's bustling energy.

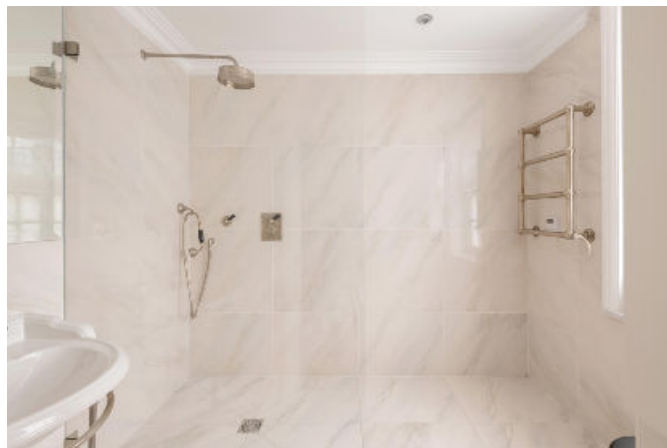




Located in an enviable spot within the Elsworth Road Conservation Area, the house is situated only a short distance from Primrose Hill Village. It's a wide selection of bespoke shops, boutiques, restaurants and cafes while within easy reach of transport links to the City and West End. St John's Wood High Street is 0.9 miles, with the Underground Station being 0.6 miles away or in Swiss Cottage (Jubilee Line).







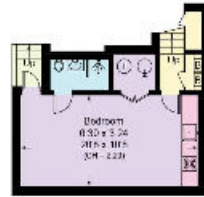


## Harley Road, NW3

Approximate Area = 512.5 sq m / 5517 sq ft  
(Including Garden Studio)

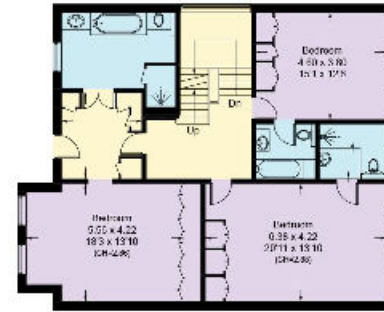
Including Limited Use Area (10.4 sq m / 112 sq ft)

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.

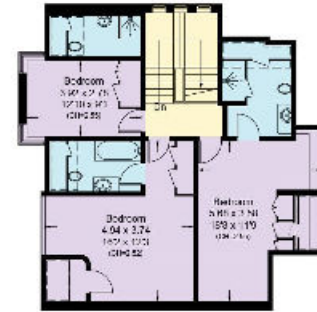


**Basement**  
Approximate Area = 29.6 sq m / 319 sq ft

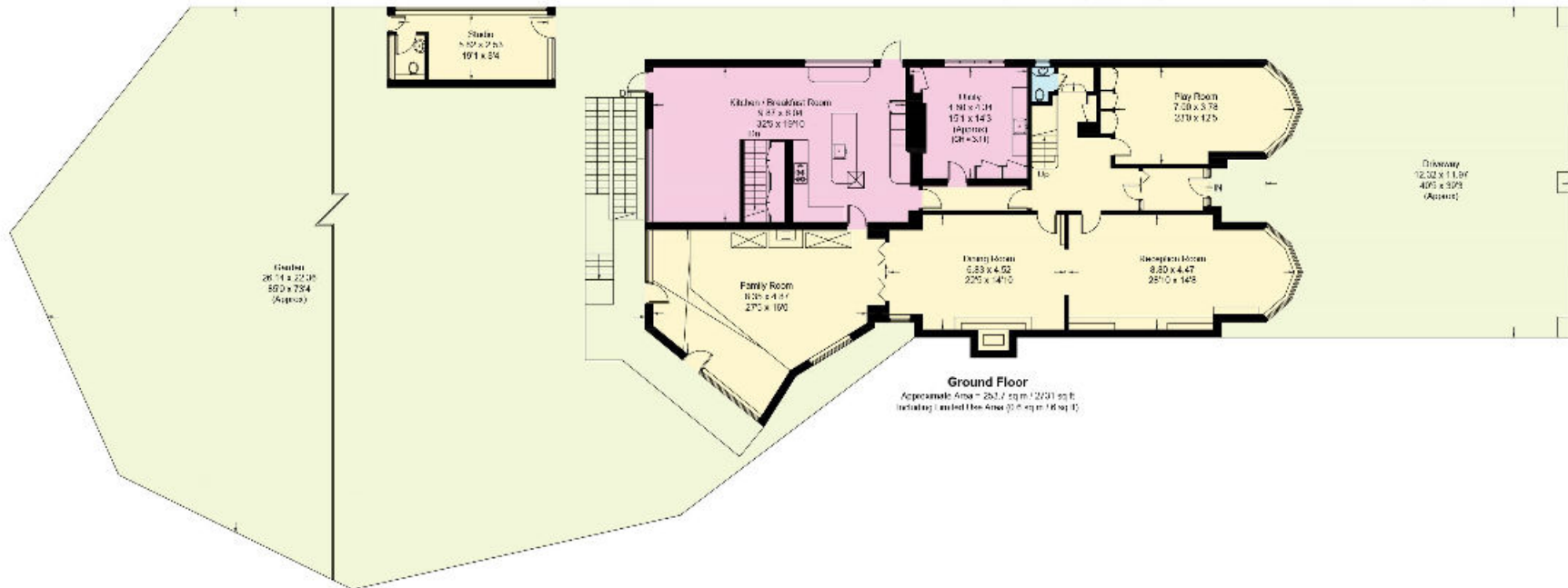
Information for the file



**First Floor**  
Approximate Area = 123.4 sq m / 1335 sq ft  
Including Limited Use Area (10.4 sq m / 112 sq ft)



**Second Floor**  
Approximate Area = 87.1 sq m / 933 sq ft  
Including Limited Use Area (10.4 sq m / 112 sq ft)



**Ground Floor**  
Approximate Area = 281.7 sq m / 3031 sq ft  
Including Limited Use Area (10.4 sq m / 112 sq ft)

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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.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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