




Gloucester Avenue | London | NW1

Asking price £1,495,000 | Leasehold

 3  2  1  C

ADN
RESIDENTIAL

An exceptional three-bedroom lateral residence, offering refined living within a striking warehouse-style building on the prestigious Gloucester Avenue, in the heart of Primrose Hill.

Positioned on the first floor, this beautifully curated home is defined by its abundance of natural light and impressive sense of space. The expansive open-plan kitchen, dining, and reception area is the true centrepiece, enhanced by floor-to-ceiling glazing that captures stunning south-westerly views along St Mark's Crescent, creating an elegant and inviting atmosphere throughout the day.

The accommodation comprises three generously proportioned bedrooms, each appointed with bespoke fitted wardrobes, alongside two stylishly finished bathrooms. Additional features include comfort cooling and heating, as well as sophisticated wooden flooring flowing seamlessly through the principal living spaces. The property further benefits from the rare advantage of secure off-street parking for one vehicle.

Location:

Ideally located just moments from the vibrant village atmosphere of Primrose Hill Village, residents can enjoy an array of independent boutiques, artisan cafés, and acclaimed dining establishments.

The lush open spaces of Primrose Hill and Regent's Park are both within easy reach, offering tranquil green surroundings, picturesque walking routes, and some of London's most celebrated panoramic views.

Connectivity is superb, with Chalk Farm Underground Station nearby, providing swift access via the Northern Line, while King's Cross Station offers extensive national and international transport links.

An application for a share of the freehold is currently in progress by the residents within the building.

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- First Floor Lateral Layout
 - Large Open-Plan Kitchen/Living Area
 - 3 Bedrooms
 - 2 Bathrooms
 - Prime Location
 - Floor To Ceiling Windows
 - South-West Facing Views
 - Wooden Flooring Throughout
 - Air Cooling & Heating
 - 1 Secure Parking Space
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Council Tax Band: G
EPC: C

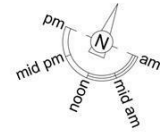






Gloucester Avenue, NW1

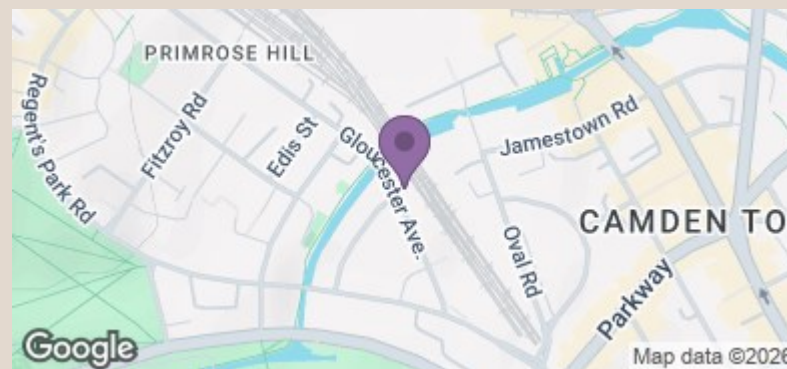
Approximate Gross Internal Area = 1284 sq ft / 119.3 sq m



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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