



## Regents Park Road | London | NW1

£1,350 Per Week |

 2  2  1  C

**ADN**  
RESIDENTIAL

A beautifully finished two-bedroom, two-bathroom apartment occupying the raised ground floor of an attractive period property in the very heart of Primrose Hill, directly opposite the open green spaces of Primrose Hill Park.

The apartment offers an impressive sense of space throughout, enhanced by high ceilings, excellent natural light and beautiful wood flooring. The generous reception room provides a superb setting for both everyday living and entertaining, with direct access onto a private balcony and the landscaped private rear garden beyond.

The principal bedroom features an attractive bay window and a beautifully appointed en-suite bathroom, while the second double bedroom is complemented by a separate contemporary shower room.

A particular highlight is the private rear garden, which also benefits from a separate garden studio, providing an ideal space for a home office, gym or additional recreational use.

Beautifully presented throughout and combining period proportions with a high-quality contemporary finish, this exceptional home occupies a prime position in the centre of Primrose Hill, moments from the area's renowned independent cafés, restaurants and boutiques, with the park directly opposite.

Council Tax Band: Camden - Band F  
Security Deposit: £6,750  
Holding Deposit: £1,350  
Deposits shown are based on an Assured Periodic Tenancy Agreement.

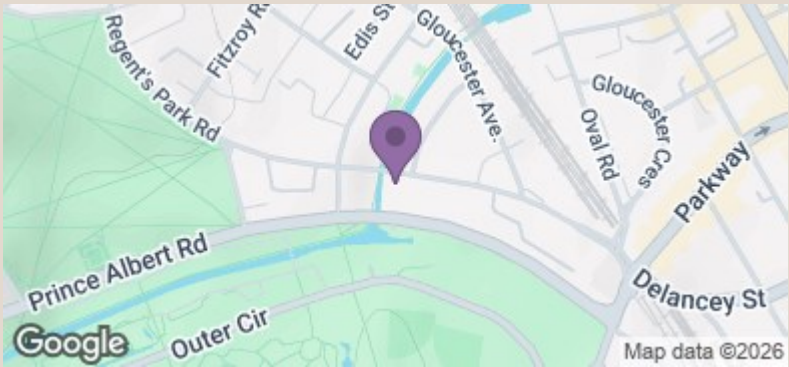
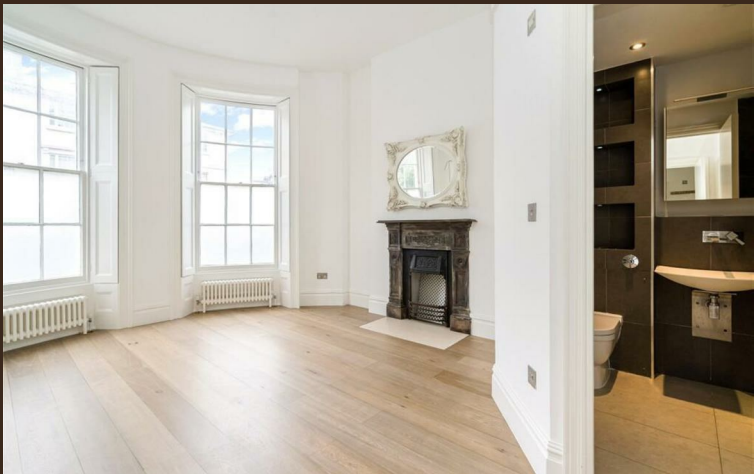
- Prime Location
- Kitchen
- Two Bathrooms
- Private Garden
- Reception Room
- Two Bedrooms
- High Ceilings
- Studio

Council Tax Band: F  
EPC: C









| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 70      | 81        |
| EU Directive 2002/91/EC                     |   |         |           |