



Regents Park Road | London | NW1

£10,000 Per month (Plus Fees)

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ADN
RESIDENTIAL

SHORT LET

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: £13,846.15

Holding Deposit: £2,307.70

Deposits shown are based on an Common Law Tenancy Agreement.

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- Prime Location
 - Kitchen
 - Two Bathrooms
 - Private Garden
 - Reception Room
 - Two Bedrooms
 - High Ceilings
 - Studio
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Deposit: £13,846

£10,000 Per month (Plus Fees)

Furnished

Council Tax Band: F

EPC: C





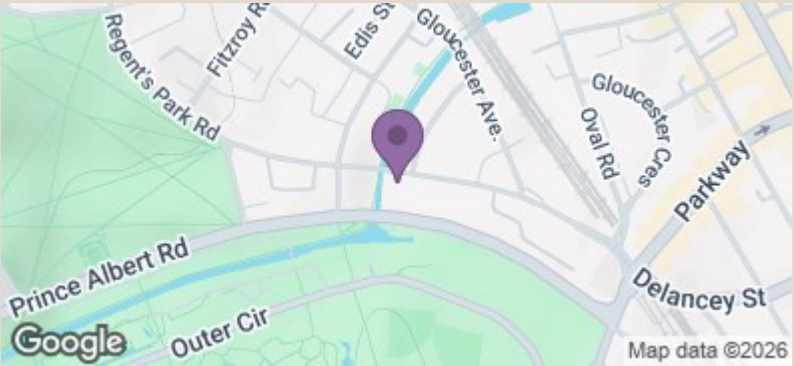
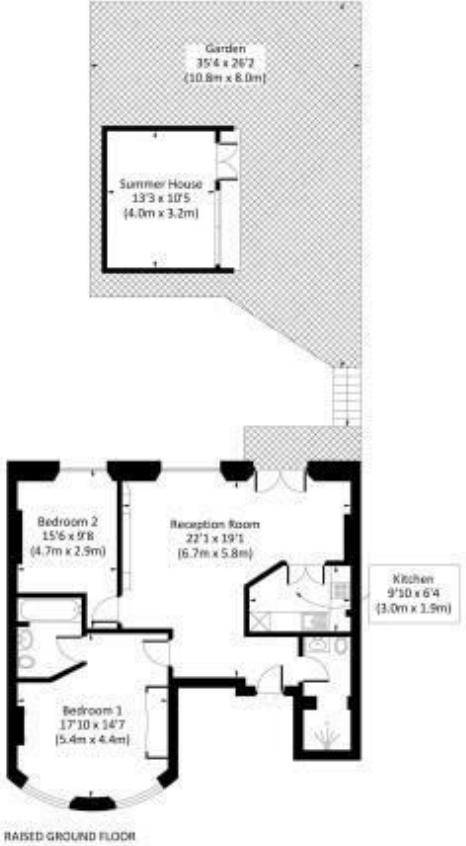






REGENTS PARK ROAD, NW1

Approx. gross internal area
834 Sq Ft. / 77.5 Sq M.
140 Sq Ft. / 13 Sq M. Summer House
974 Sq Ft. / 90.5 Sq M. Inc. Summer House



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	70	
(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	