

Gloucester Crescent

Primrose Hill, NW1



**STRUTT
& PARKER**

BNP PARIBAS GROUP

Grade II listed Victorian four bedroom family home with extensive c. 80ft garden.

Grade II listed Victorian home (2,607sq ft/242.20 sq m) providing appealing family accommodation of four bedrooms situated on picturesque Gloucester Crescent which forms part of the Primrose Hill Conservation Area. This peaceful tree-lined street has a long literary heritage, and a warm neighbourhood feel.



5 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



FREEHOLD



2,607 SQ FT



**GUIDE PRICE
£3,700,000**

The property

The property offers an exceptional blend of space and elegance. The freehold home boasts four generously sized bedrooms and two bathrooms (one en-suite), making it ideal for those seeking a spacious family residence. The inclusion of a study provides the perfect space for home working. The property is designed for entertaining, with ample room for hosting gatherings or enjoying quiet family time. The extensive c. 80ft garden is a standout feature, offering a private oasis within the bustling city.

Location

Both Regent's Canal and Regent's Park are less than half a mile from the crescent as are two popular preparatory schools, the bohemian atmosphere of Camden and the terraced streets of Primrose Hill. Public transport connections are extensive with the Eurostar, The West End and the City all accessible in under 20 minutes (service permitting). The nearby canal towpath provides a beautiful cycle route west to Little Venice and east to Hoxton.







Floorplans

Gross internal area 2,607 sq ft (242.20 sq m)
(Excluding Summer House & Store)
For identification purposes only.

General

Tenure: Freehold

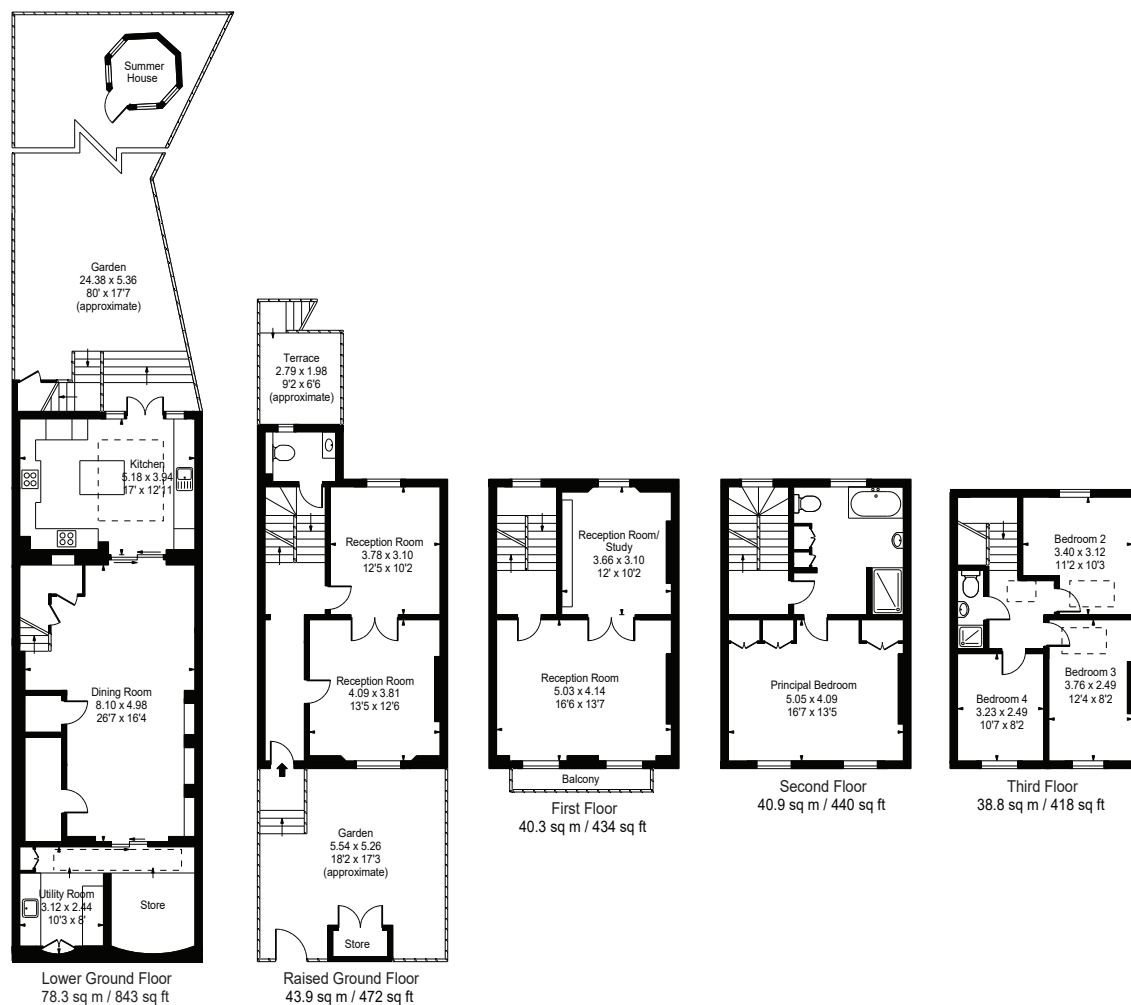
Local Authority: Camden

Council Tax: Band G

EPC Rating: D

Parking: Residents' permit

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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Private Clients

7 Harewood Avenue, London NW1 6AA

(0) 7899 721 074

zach.madison@struttandparker.com
struttandparker.com



@struttandparker

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