

Regal Lane,
Primrose Hill



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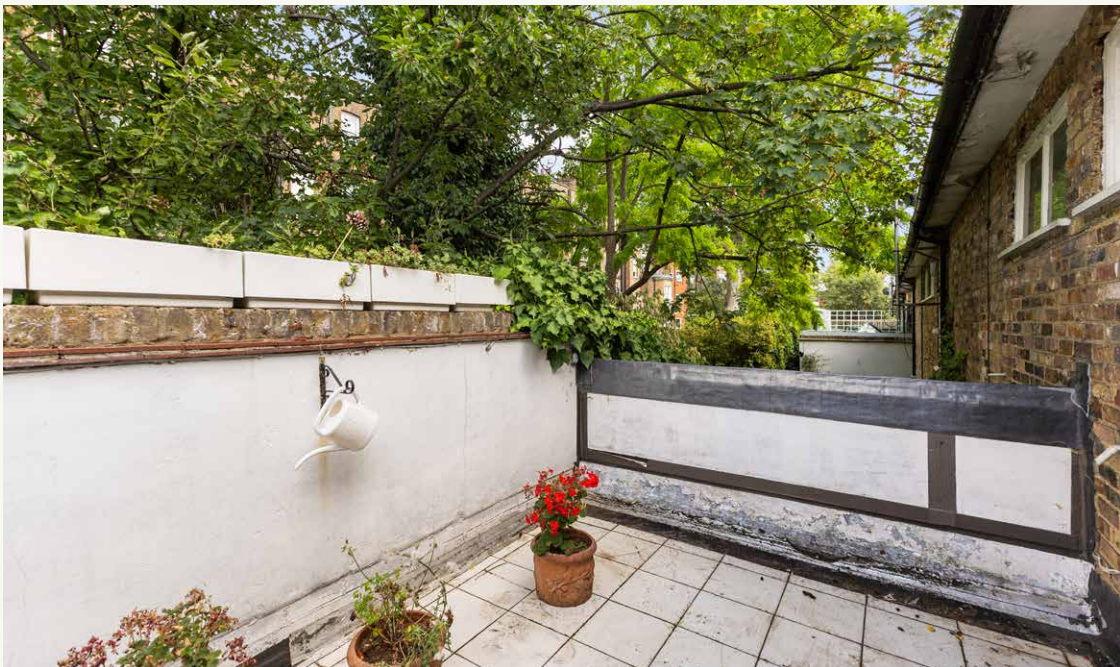
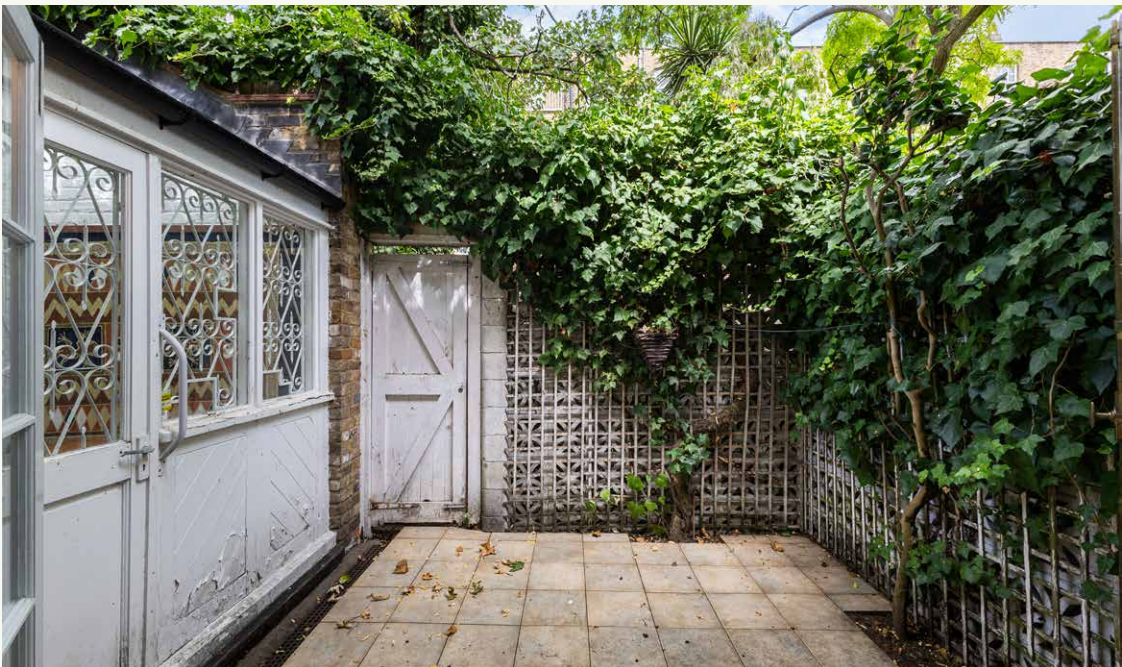
1,518 sq ft (141.0 sq m) | 1 reception room
Four bedrooms | 2 bathrooms
Guide price £2,000,000

A super freehold family house set over only two floors in a fantastic, tucked away position on Regal Lane in Primrose Hill.

This well presented and conveniently configured accommodation comprises a spacious open-plan reception and dining room, kitchen with breakfast area, entrance hallway, cloakroom and a fourth bedroom/study.

On the first floor is the main bedroom suite with built in wardrobes and an en suite shower room along with the second bedroom featuring ample storage space and a third bedroom/office. The property also features a patio garden along with a delightful first floor roof terrace.

The property has private off-street parking for two cars and a separate garage which has power and water supplies. The property provides a fantastic opportunity for modernisation and to acquire a lovely family home in a leafy private mews with parking.



Location

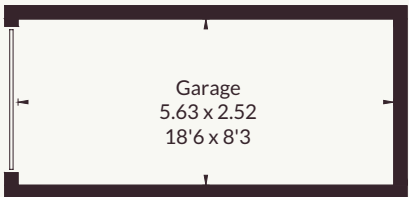
Regal Lane is a private road located in Primrose Hill. It is conveniently situated near the amenities of the High Street and the green open spaces of Regent's Park, offering easy access to the nearby cafes, restaurants and dining, and shopping. Regal Lane is also located within striking distance of Camden town and is easily accessible via public transport with Chalk Farm Underground station approx. 0.6 miles away along with several bus routes also serving the area.

General

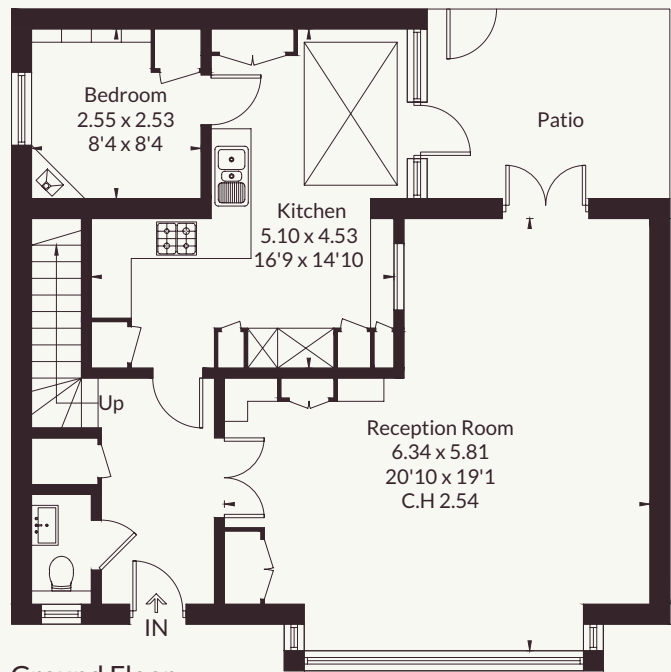
Local Authority: London Borough of Camden
Tenure: Freehold
Parking: Residents Parking
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



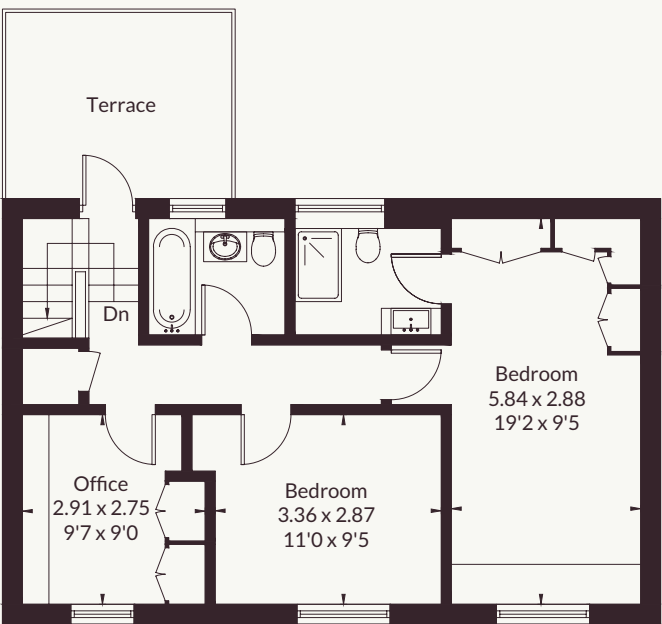
Approximate Floor Area = 126.9 sq m / 1366 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 141.0 sq m / 1518 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113045

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