



Cecil Grove, St Edmunds Terrace, London NW8 .| £995

- Parking by sep negotiation
- Split-Level
- Beautifully Presented
- Outside Space





- Moments from Primrose Hill/ Regents Park
- 05 August 2023

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Presenting this stunning, split level coach house in this modern apartment block in Primrose Hill, NW8.

This newly constructed property comprises of a bright and airy reception room with and steps leading up to sleek and sizeable kitchen, with touch-closed units, breakfast bad and fully integrated appliances. Two large, and pretty evenly sized double bedrooms, each with their own ensuite bathroom and built-in wardrobes and one boasting access to the downstairs patio, with a further patio upstairs. This incredible property boast a high-quality finish, with sandy-wood floors throughout, light-enhancing features such as the reception room skylight, and beautiful furnishings throughout.



Set in a beautiful enclave surrounded by luscious green spaces, such as Primrose Hill and Regents park, each being barely a stones throw away. And with a charming selecting of local boutique cafe's and restaurants.

 House  
 Available  
to Let  
 x 2  
 x 1  
 x 2

SCAN FOR  
A VIDEO  
WALKTHROUGH



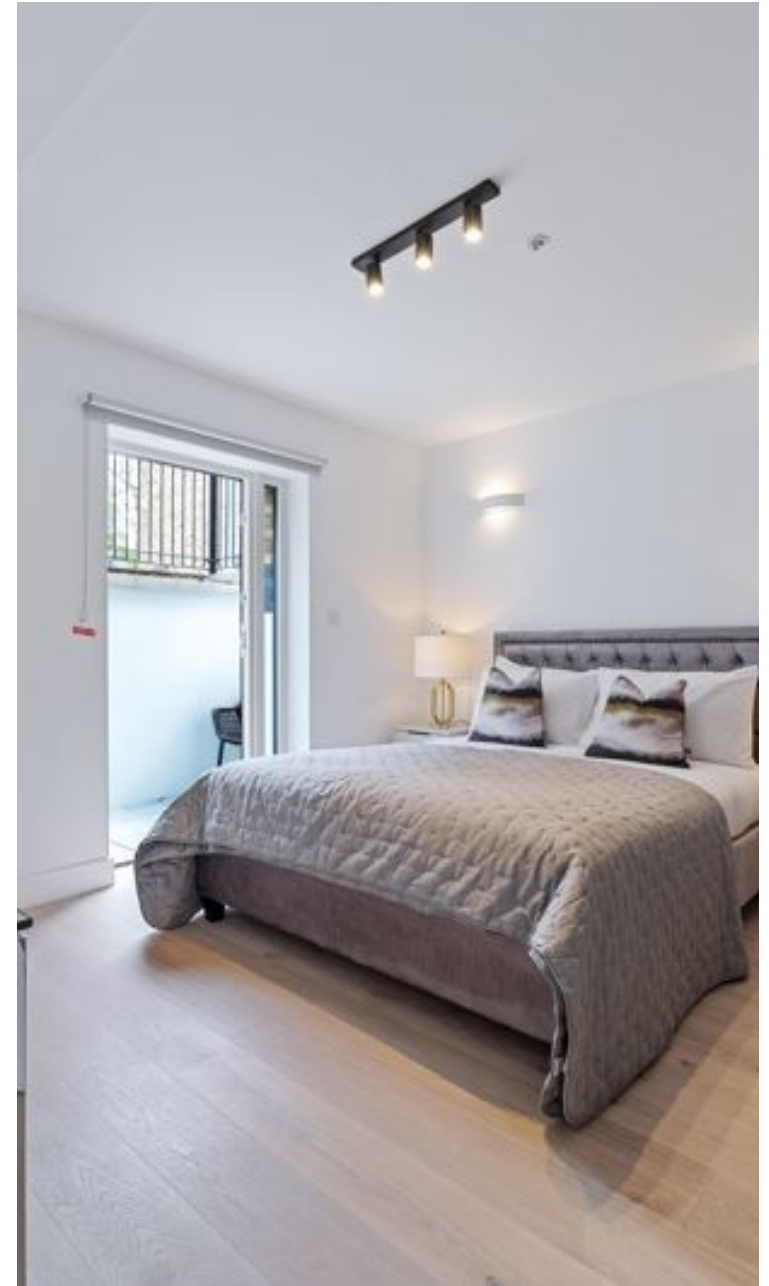
Saira Ishfaq

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 +4475 5575 4510



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

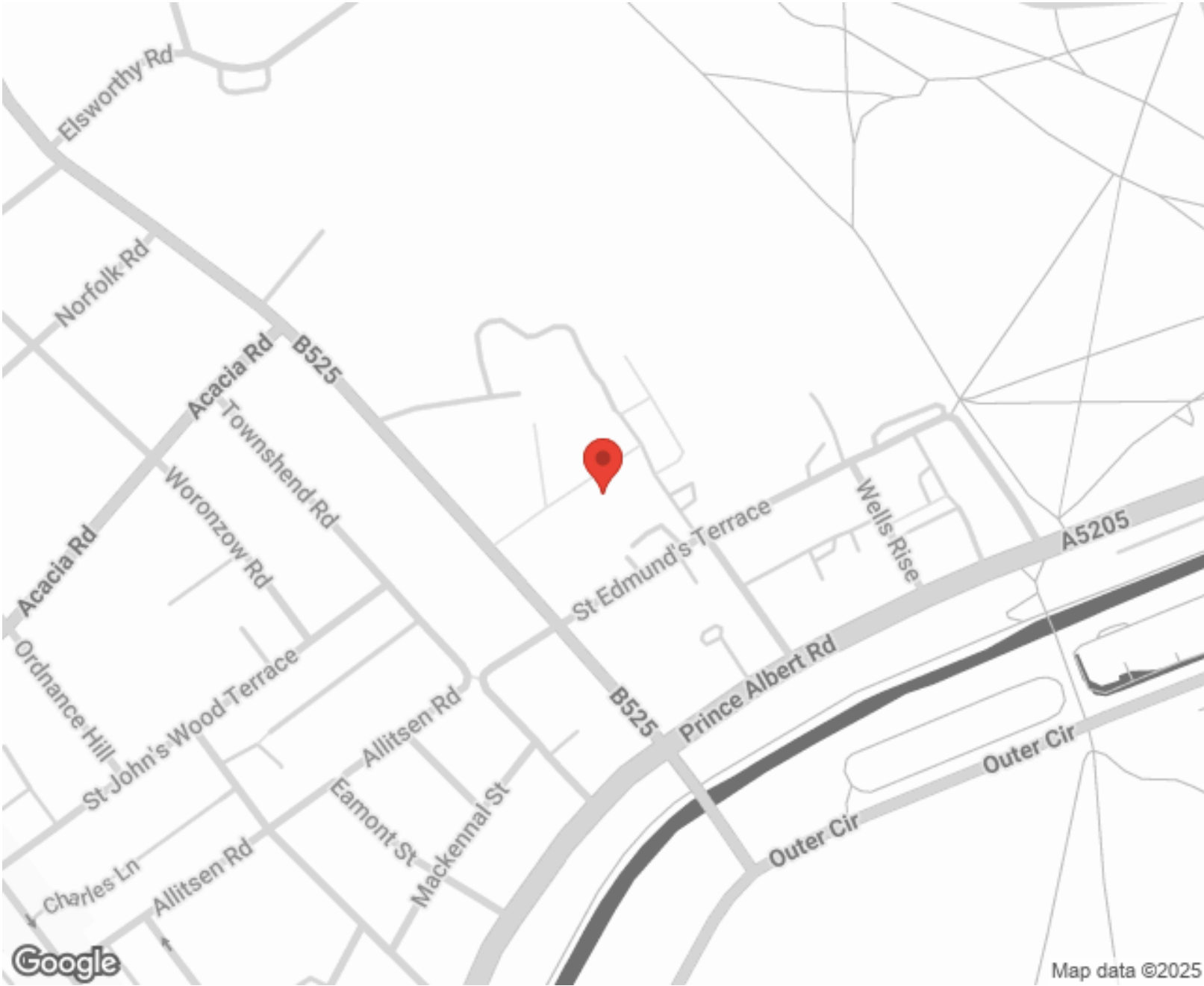
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



**Energy rating and score**


This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		




The graph shows this property's current and potential energy rating.

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★★★★★  
4.9 Stars | 132 Reviews

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# Benjamin House, NW8


Approximate Gross Internal Area = 571 sq ft / 53.1 sq m

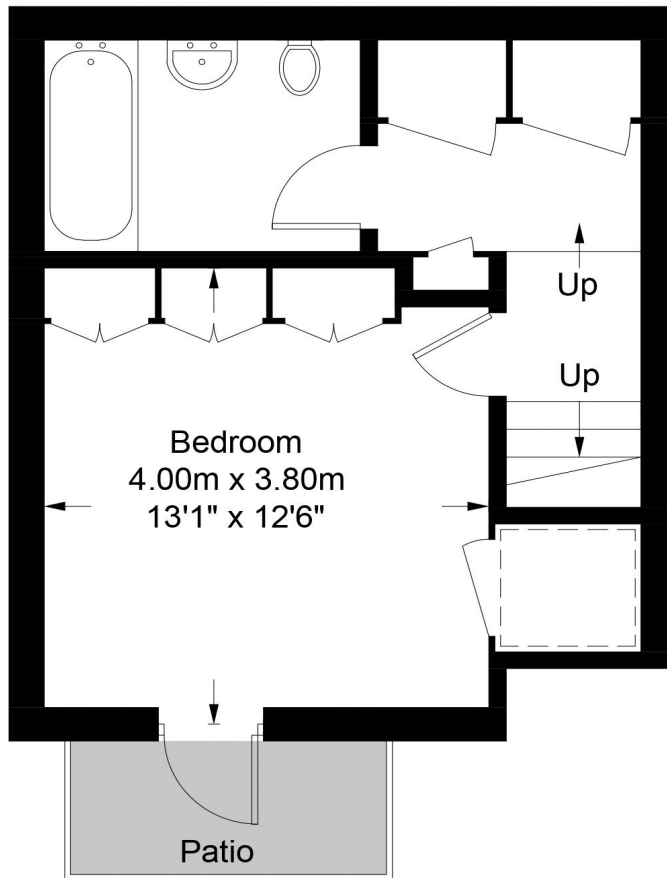
Basement = 309 sq ft / 28.7 sq m

(Excluding Reduce Headroom)

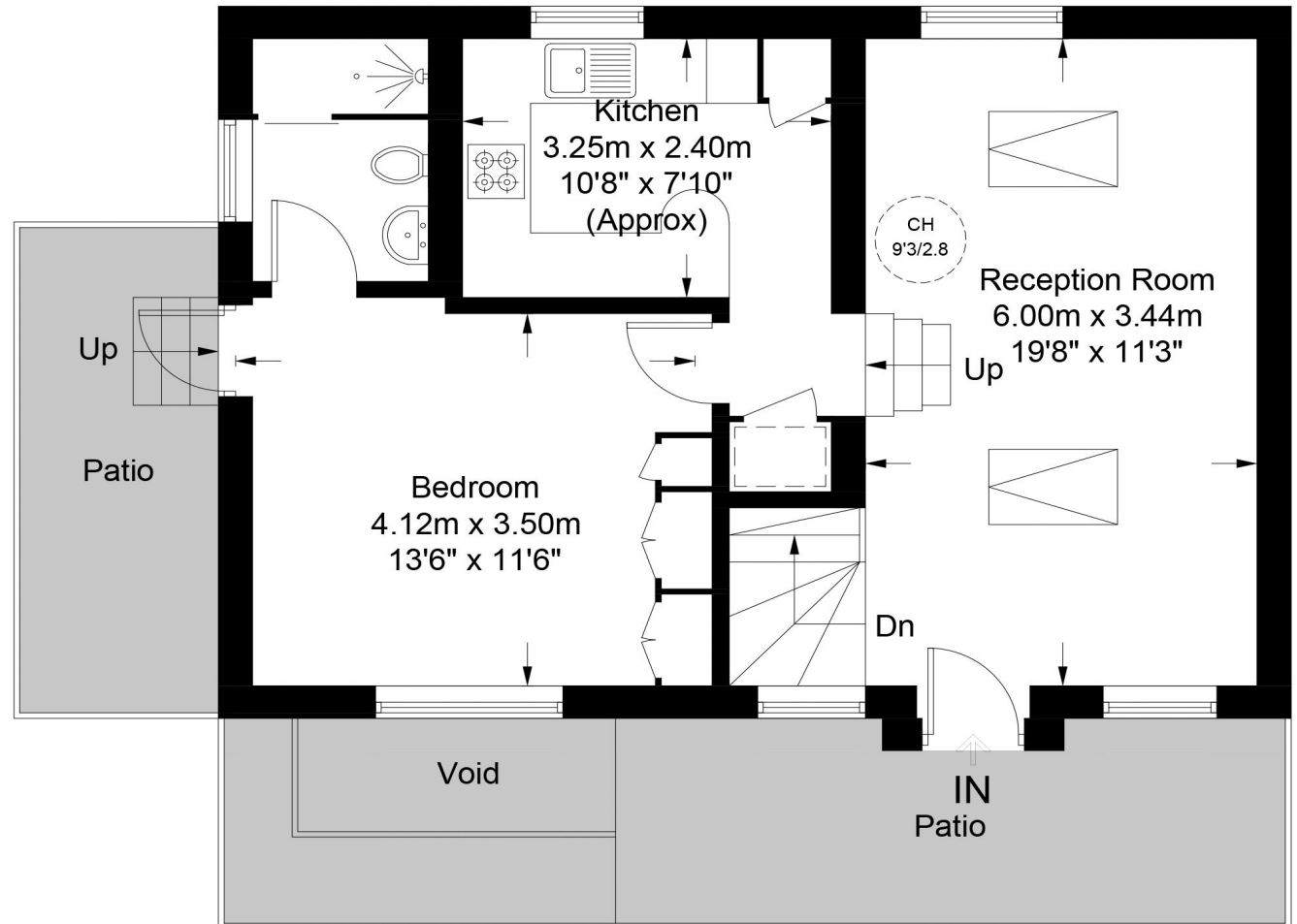
Reduce Headroom = 21 sq ft / 2 sq m

Total = 901 sq ft / 83.8 sq m

 = Reduced headroom below 1.5m / 5'0



**Basement Level**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID753729)