



## Whittlebury Mews East, Primrose Hill, London, NW1 .| £1,700,000

- Private courtyard
- Allocated underground parking
- Modern throughout
- Balcony

- Seconds to Primrose Hill Park
- Close to Restaurants, cafes and local pubs

"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!"

Introducing a breathtaking house in a prestigious development of four newly constructed townhouses, nestled within a secure and gated community. This stunning property offers modern architecture and spacious living spaces, designed to perfection. With allocated parking and a private courtyard, this residence exudes luxury and exclusivity.

Step inside the impressive entrance hall, which sets the tone for the contemporary elegance found throughout the house. The double reception room provides a versatile space for relaxation and entertainment, while the open plan dining room and kitchen create a seamless flow for social gatherings and culinary delights. The kitchen boasts high-end appliances and sleek finishes, making it a chef's dream.

The house comprises three double bedrooms, each offering a haven of comfort and style. Two of the bedrooms feature en-suite facilities, providing convenience and privacy. Additionally, there is a further shower room and a guest cloakroom, ensuring ample amenities for residents and guests.

Conveniently situated near the vibrant shops and restaurants of the local area, including the renowned Regent's Park Road, you'll enjoy a plethora of dining and shopping options at your doorstep. Just moments away, Primrose Hill Park awaits, offering a serene escape and breathtaking views. For seamless travel connections, Chalk Farm Underground station (Northern Line) is a short stroll away, allowing easy access to the wider city.



This exceptional house is a true gem, offering contemporary design, spacious living areas, and a sought-after location. Whether you're seeking a tranquil retreat or a vibrant urban lifestyle, this property caters to your every desire. Don't miss the opportunity to make this extraordinary residence your own.

-  House
-  Freehold
-  x 3
-  x 1
-  x 2

SCAN FOR  
A VIDEO  
WALKTHROUGH



Jonathan Singer

 [jonathan.singer@vitaproperties.uk](mailto:jonathan.singer@vitaproperties.uk)  
 +4478 8428 6414





"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."

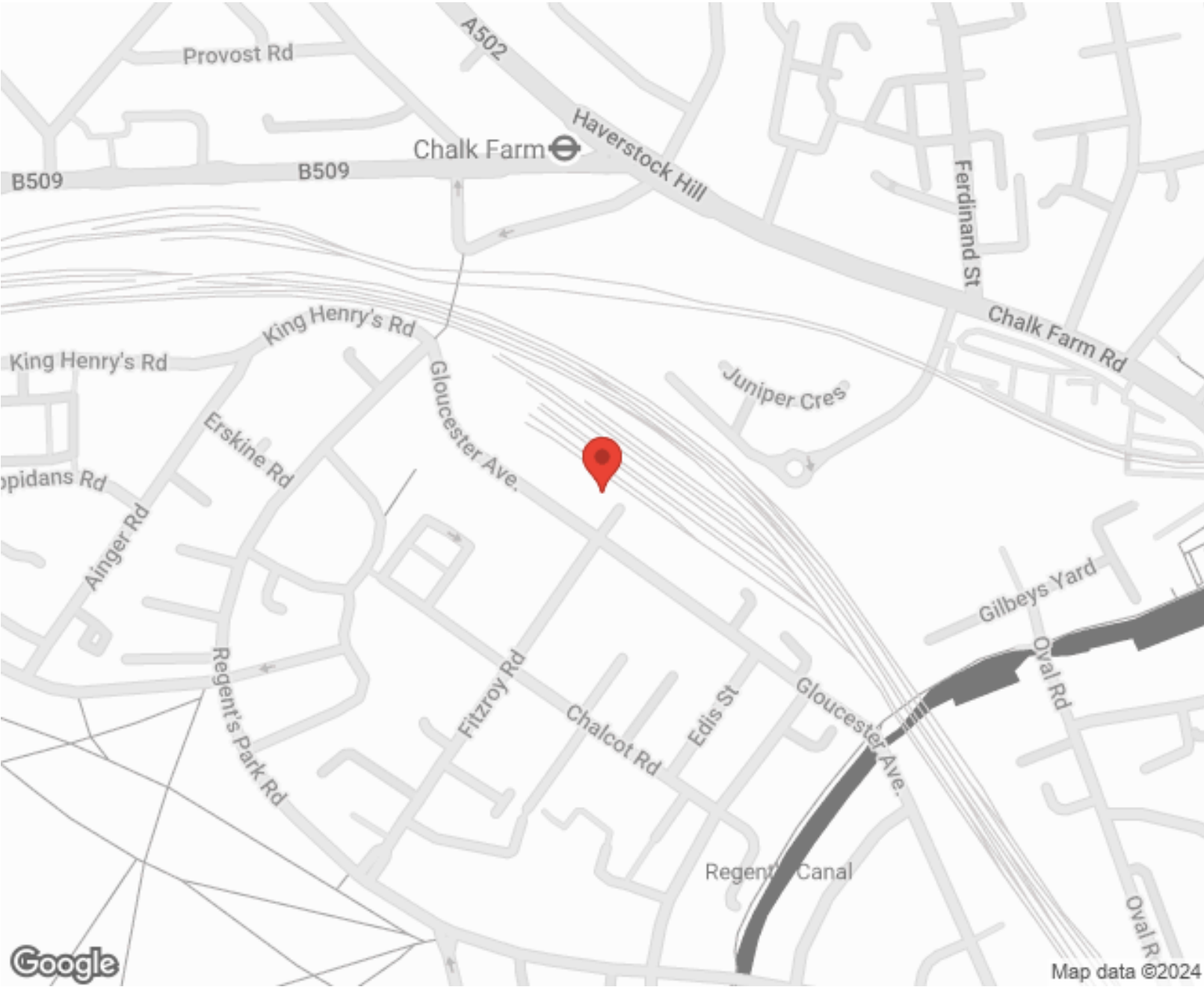
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"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!"



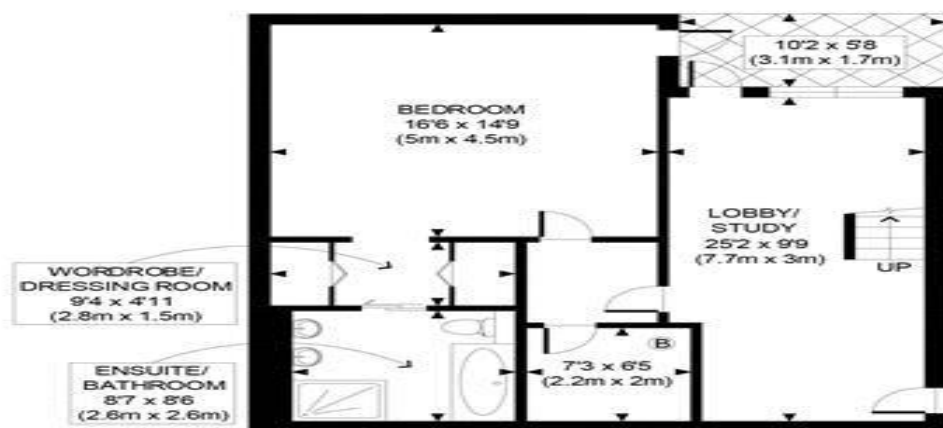
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		92	(92-100) <b>A</b>		93
(81-91) <b>B</b>	85		(81-91) <b>B</b>	87	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive			EU Directive		

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**BASEMENT**  
GROSS INTERNAL  
FLOOR AREA 711 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 568 SQ FT



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 596 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1875 SQ FT / 174 SQM