



King Henrys Road, Primrose Hill, London NW3 .| £23,800

- Stylish & Modern Furniture
- Tranquil Living
- Serene Feeling
- Large Private Garden with BBQ Area and Fire Pit

- An Abundance of Light Throughout
- Fully Managed

"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!"

Discover the charm of this elegant semi-detached Victorian villa nestled in the heart of Primrose Hill, London. A majestic Japanese Acer tree graces the front garden, setting the stage for your short-term escape.

Spanning four levels, this spacious residence offers five inviting bedrooms and three versatile reception rooms, spanning a generous 3,000 sq ft. The rear boasts a sprawling private garden, perfect for al fresco moments.

Step inside, and you'll be captivated by the seamless blend of classic facade and contemporary brilliance. Designed by acclaimed architect Jamie Fobert, this residence garnered critical acclaim, with nominations for prestigious awards in 2007.

The house's innovative design revolves around interconnected volumes that flow from front to back. A striking "concrete table" structure supports the house, allowing for a departure from traditional layouts. An expansive open-plan living area becomes the nucleus of family life, harmoniously accommodating work, music practice, cooking, entertaining, and

Dining effortlessly transitions into the living and kitchen spaces, leading to a tranquil garden room bathed in natural light.

Dual entrances offer convenience and style. The raised-ground entrance provides formal access, leading to a hallway that frames the lush garden views. The lower-ground entrance is perfect for everyday use, granting direct access to a living/tv room and a breathtaking elevated vista of the main living area.



Sunlight floods through south-facing sliding glazing, merging the indoors with the outdoor decked garden area. Enormous tree ferns create a mesmerizing backdrop against the double-height glazing.

 House
 Available to Let
 x 5
 x 3
 x 3

SCAN FOR
A VIDEO
WALKTHROUGH



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serene reflection.

"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!"



"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."



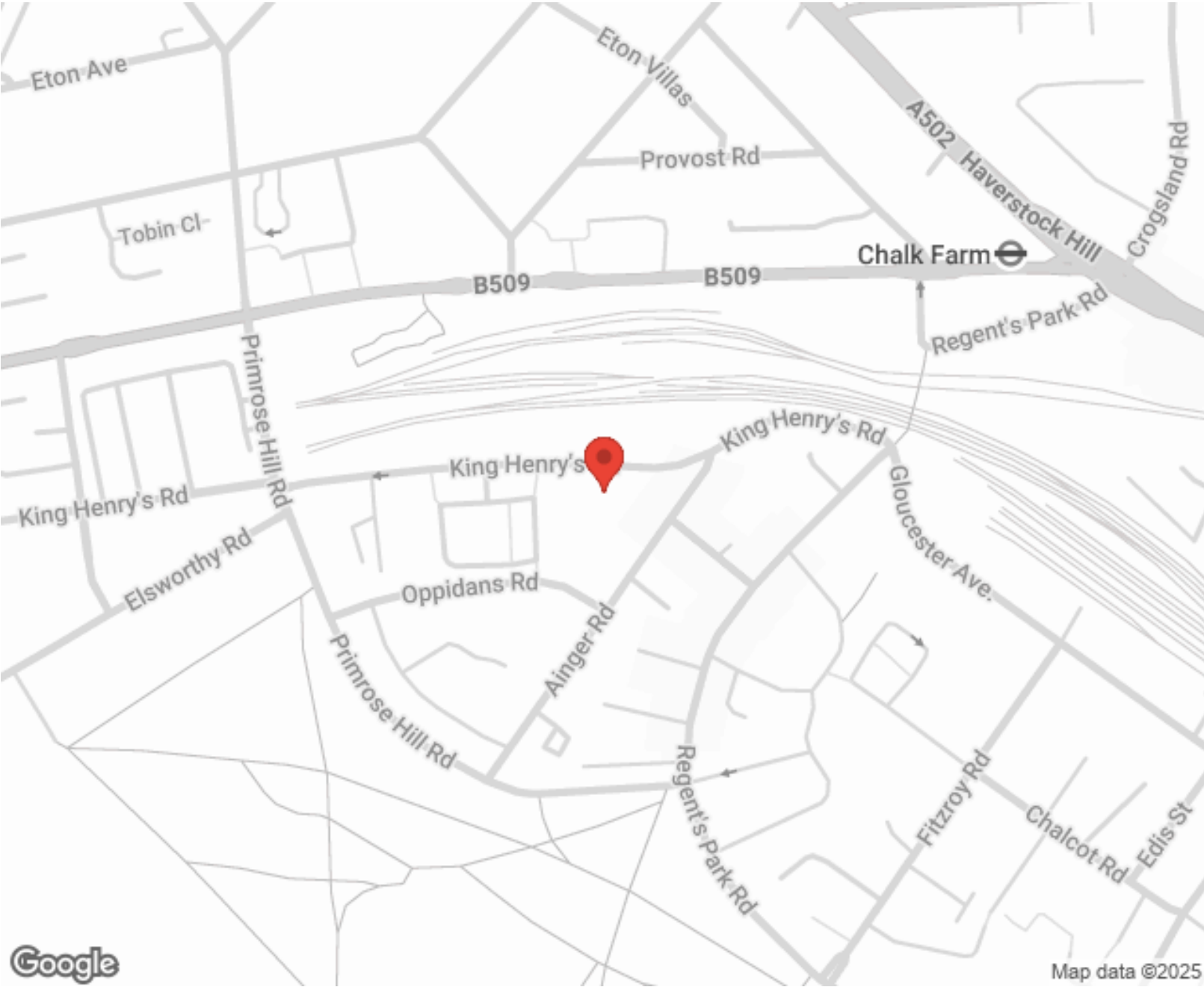
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



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!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

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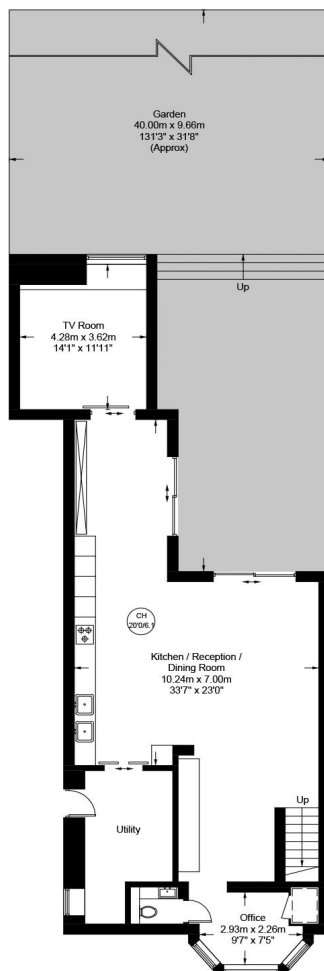


King Henrys Road, NW3

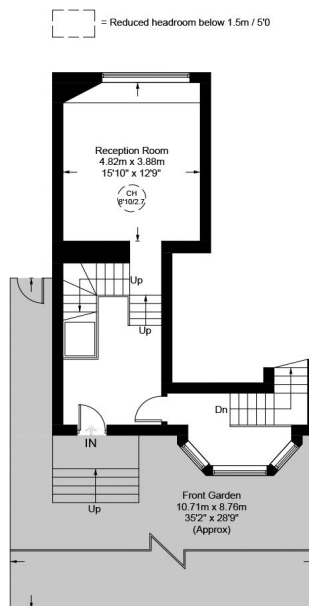
Approximate Gross Internal Area (Excluding Reduced Headroom)

3056 sq ft / 283.9 sq m

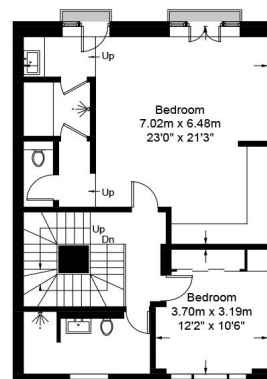
Reduced Headroom = 20 sq ft / 1.9 sq m



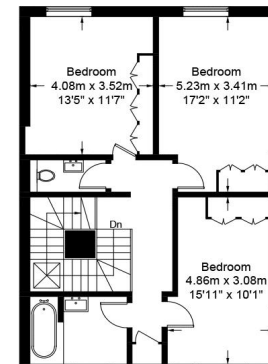
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



**Certified
Property
Measurer**

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. (ID1003098)