



Gloucester Avenue NW1

£1,599,950 Leasehold

3 bedroom apartment for sale

Description

A rare opportunity to acquire a fabulous 3 double bedroom top floor duplex apartment with a south facing roof terrace and private parking in the heart of Primrose Hill. This well-proportioned and bright property further benefits from a 24 ft reception room, fully fitted kitchen and three bathrooms (two en-suite). Gloucester Avenue is a short walk from the shops and cafés of Primrose Hill village and Regents Park.

Tenure

Leasehold (103 years)



Gloucester Avenue, NW1



Approx. Gross Internal Area
1560 Sq Ft - 144.92 Sq M



Second Floor

Third Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	40	41	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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