

# GLOUCESTER AVENUE, NW1



Guide Price £2,350,000



GLOUCESTER AVENUE, NW1

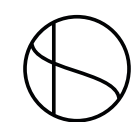
Beautiful natural light, immaculate interior design and thoughtfully planned accommodation make this upper maisonette the perfect home to enjoy the best that Primrose Hill has to offer





GLOUCESTER AVENUE — NW1

RECEPTION ROOM





## GLOUCESTER AVENUE — NW1



It's difficult to overestimate the joy that living in a well planned home can bring. A space where everything has its own place, and can be found exactly where it should be.

As you enter this late Victorian apartment in Primrose Hill through your own private front door, you're greeted by a double aspect living space. An abundance of period detailing and aspects to both the front and rear allow for a flood of natural light through the floor to ceiling windows.

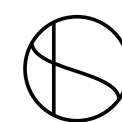
The floor above offers a principal bedroom suite extending to nearly five hundred square feet, and includes both a dressing area and an oversized bathroom.

And at the top of the house, there's a flexible space which can be used as an additional bedroom, home office, or secondary living area.

At sixty three metres high, Primrose Hill is one of only half a dozen protected views in the capital. It's also the first neighbourhood you encounter as you head north from central London.

A serene walk of just over one and a half miles through two Royal parks takes you from here to either Marylebone or Fitzrovia.

The area is one of the few remaining villages in London that have retained a true feeling of community. You're surrounded by an abundance of green spaces and there's no shortage of places to sit and have coffee whilst watching the world go by. Central London is easily accessible by bicycle, public transport or car.





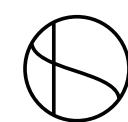
GLOUCESTER AVENUE — NW1



KITCHEN / DINING ROOM



KITCHEN





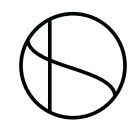
GLOUCESTER AVENUE — NW1



PRINCIPAL BATHROOM



PRINCIPAL BEDROOM





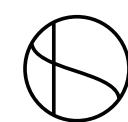
GLOUCESTER AVENUE — NW1



BEDROOM 2/ HOME OFFICE

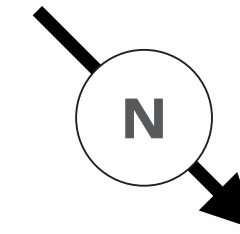


PRINCIPAL BATHROOM





# GLOUCESTER AVENUE — NW1

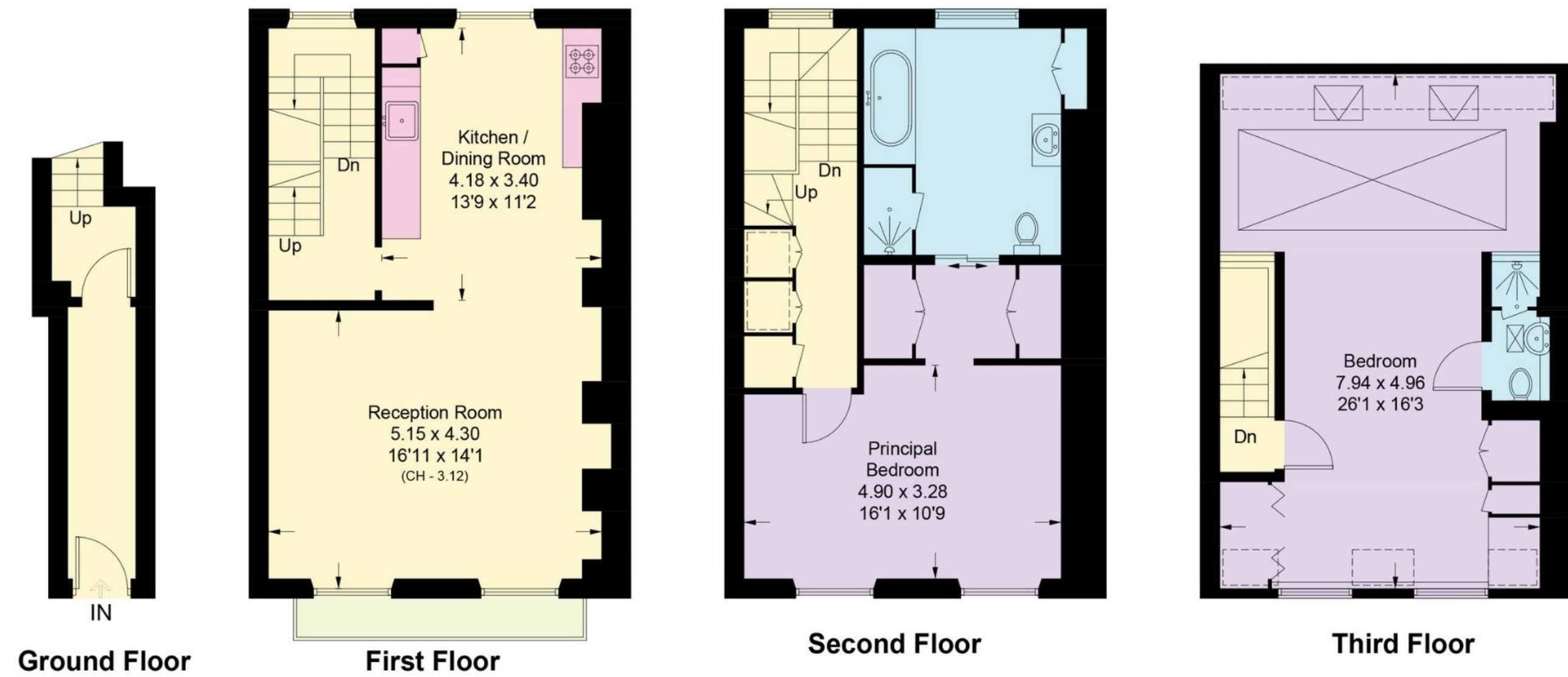


## Accommodation

- Principal bedroom suite with dressing room and en-suite bathroom
- Bedroom with en-suite shower room
- Double aspect reception room incorporating dining area and fully fitted kitchen

## Amenities

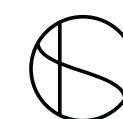
- Private entrance
- Ornamental balcony
- Entryphone system
- Residents Permit Parking



### First, Second & Third Floor

Approx Gross Internal Area **1442 Sq Ft** (134 Sq M)  
Including Limited Use Area **62 Sq Ft** (5.8 Sq M)

Plan for illustration purposes only. Not to scale.





# GLOUCESTER AVENUE - NW1

## Energy performance certificate (EPC)

	Energy rating <b>C</b>	Valid until: 4 July 2032 Certificate number: 6532-4923-2100-0804-7202
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Property type: Top-floor maisonette

Total floor area: 134 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

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

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

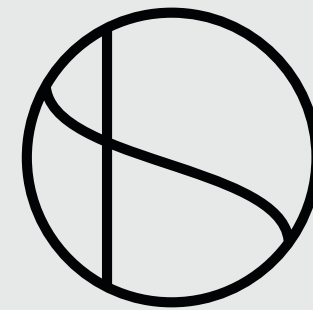
Energy  
Performance  
Certificate





# SIMON DEEN

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