



HARLEY ROAD

LONDON, NW3

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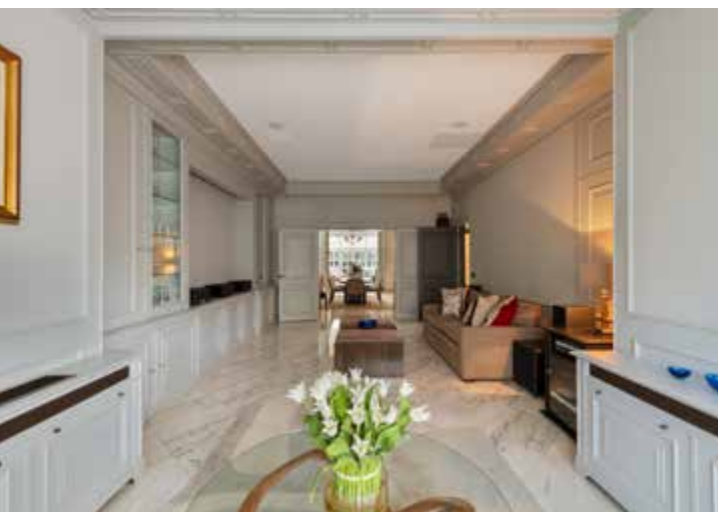
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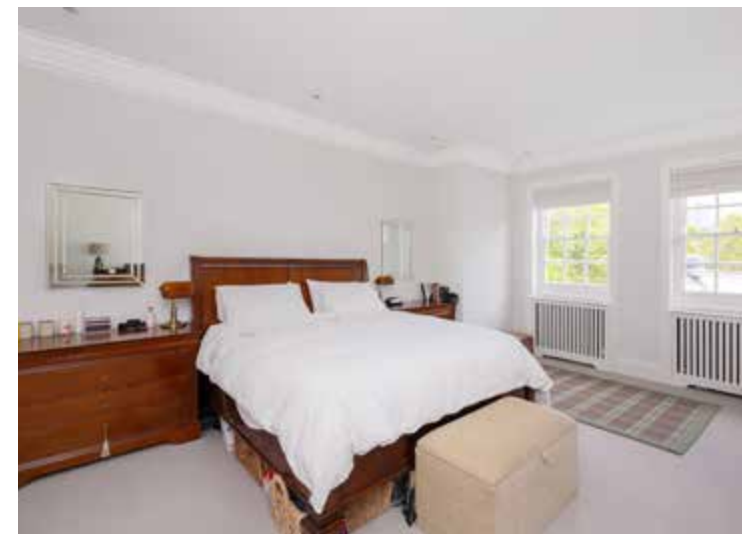
An exceptional six bedroom detached family home.

This elegant double fronted freehold home is located on Harley Road one of the most sought after addresses in Primrose Hill.

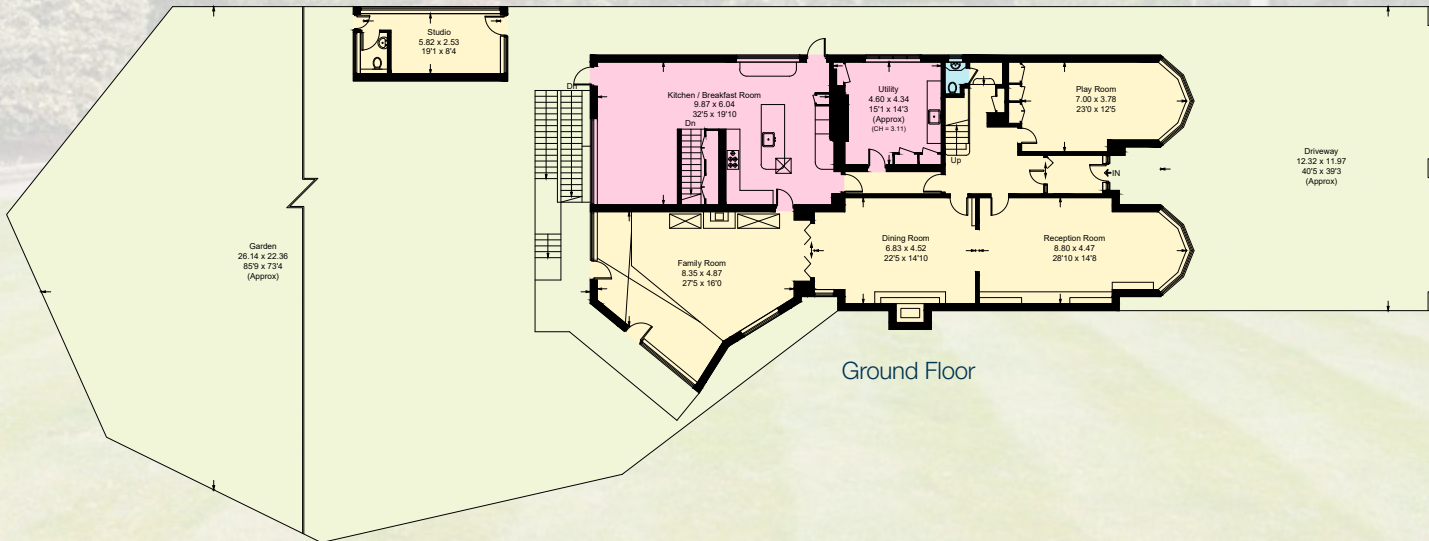
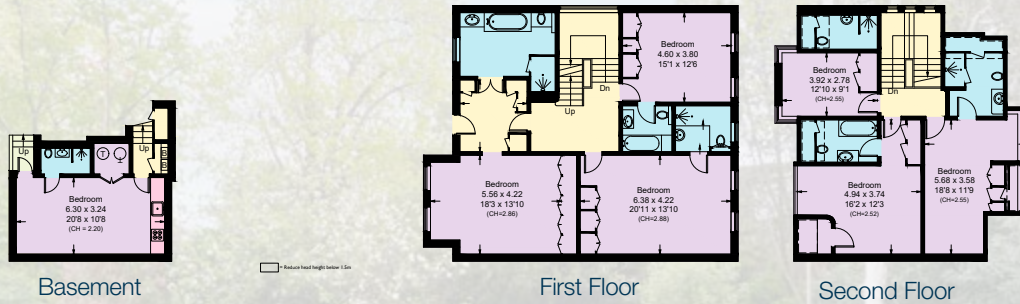
The bright and spacious accommodation extends to 512.5 sq m (5,517 sq ft) (Including Garden Studio) is arranged predominantly over three floors but has the benefit of full passed planning permission to substantially extend the house further into the basement if more accommodation is required.

Further benefits include a beautifully 100' landscaped rear garden which is mainly level lawn with mature, shrubs, trees and bushes, a large raised terrace and additional planning has also been obtained to create a modular garden room/home office/gymnasium. To the front of the property there is a secure gated driveway with parking for three/four vehicles. Harley Road is ideally situated within close proximity of the green open spaces of Primrose Hill, numerous local schools and transport links at Swiss Cottage and St John's Wood Underground Stations (Jubilee Line) are located close by.





APPROXIMATE GROSS INTERNAL AREA
512.5 SQ_M (5,517 SQ_FT) (INCLUDING GARDEN STUDIO)
INCLUDING LIMITED USE AREA 10.4 SQ_M (112 SQ_FT)



ACCOMMODATION & AMENITIES

- ENTRANCE HALL • DRAWING ROOM • DINING ROOM • STUDY
- CONSERVATORY/FAMILY ROOM • KITCHEN/BREAKFAST ROOM • GARDEN ROOM • UTILITY ROOM • GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM AND DRESSING ROOM
- 5 FURTHER BEDROOM SUITES • SELF CONTAINED STAFF ACCOMMODATION • GARDEN SUMMERHOUSE WITH W/C
- 100FT REAR GARDEN • SECURE GATED OFF-STREET PARKING

PRICE ON APPLICATION

FREEHOLD

JOINT SOLE AGENTS



RESIDENTIAL SALES & ACQUISITIONS

020 7431 0000

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