



## Ainger Road

London NW3 3AH

£3,350,000

In the same ownership since 1969, a substantial five storey period house, forming part of a historic terrace, in a prime Primrose Hill location in which whole houses rarely come to the open market.

Replete with period features, the accommodation extends to 2711 square feet, arranged for multi-generational living over five floors, with a charming, mature west-facing garden.

In need of modernisation, the property affords an opportunity to create a wonderful, elegant family home.

Ainger Rd is a tranquil and perfectly-situated residential side turning, directly opposite the open space of Primrose Hill, and within a moments' walk of the Shops, cafes and restaurants of Primrose Hill village. The nearest Underground station is Chalk Farm (Northern Line)

Sold freehold with full vacant possession, the property is currently inhabited as two separate dwellings, both with individual Council Tax status.

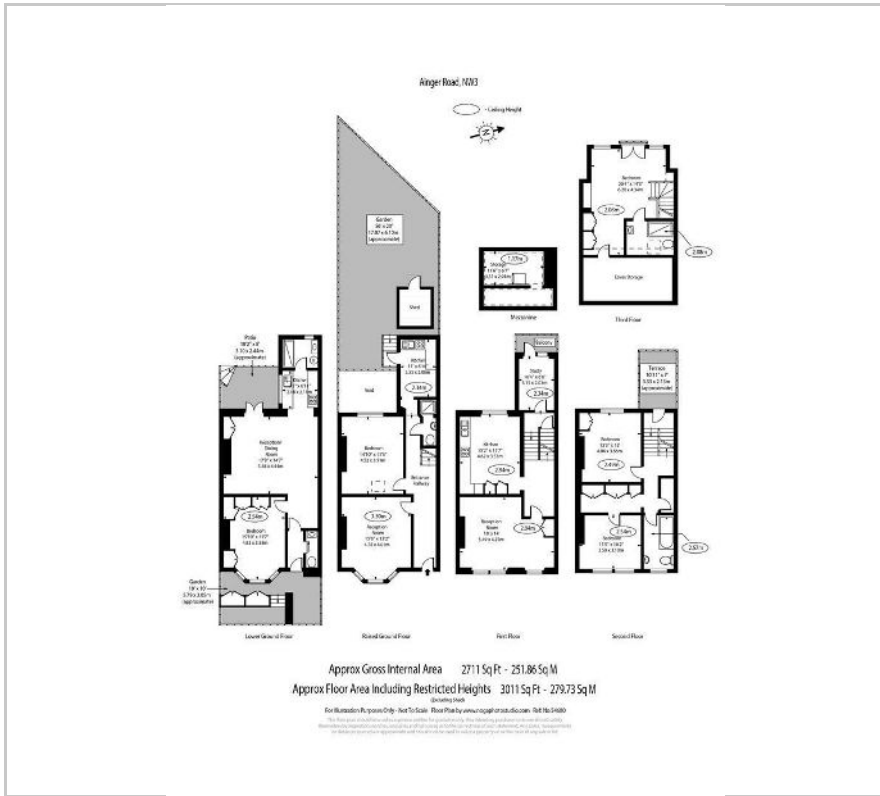
- Wonderful period terraced house
- 2711 square feet
- Sizeable, mature west-facing garden
- In need of modernisation
- Five bedrooms
- Three receptions
- Four bathrooms
- Freehold

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



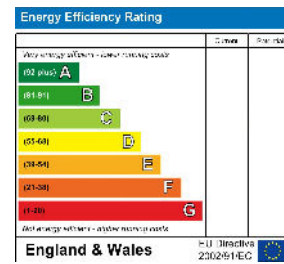
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.