



## LOWER MERTON RISE, NW3 **£2,350,000** FREEHOLD

We are pleased to offer this superb four bedroom townhouse (2282 sq ft/ 212 sq m) with off street parking and a west facing garden. Situated on this popular road, the house offers flexible and well planned accommodation throughout and includes a 32' reception room on the first floor, a kitchen/breakfast room with direct access to the garden and a stunning top floor principle bedroom suite with dressing room and bathroom.

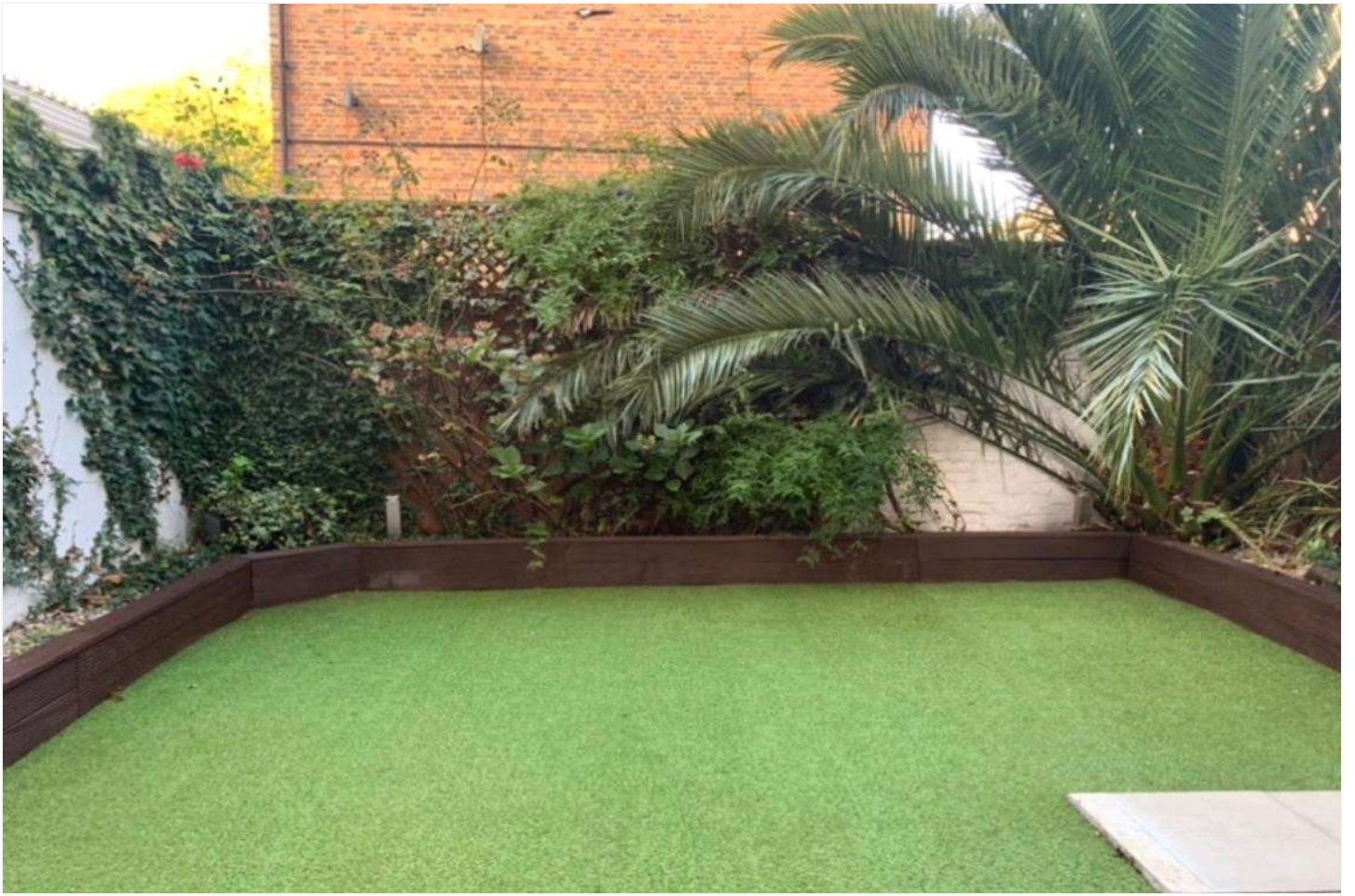
Lower Merton Rise is located close to leafy Primrose Hill and approximately 0.3 miles away from the green open spaces of Primrose Hill Park. This charming neighbourhood offers an abundance of independent cafes, shops, gastro pubs and restaurants which are located approximately 0.5 miles away. The property is only a short distance from Swiss Cottage and Chalk Farm Underground Stations (both approximately 0.5 miles away).

Principle Bedroom with En-Suite Bathroom | Second Bedroom with En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Reception Room | Dining Room | Separate Kitchen | Utility Room | WC | Storage Room | Private Garden | Off Street Parking | Freehold

**Winkworth**

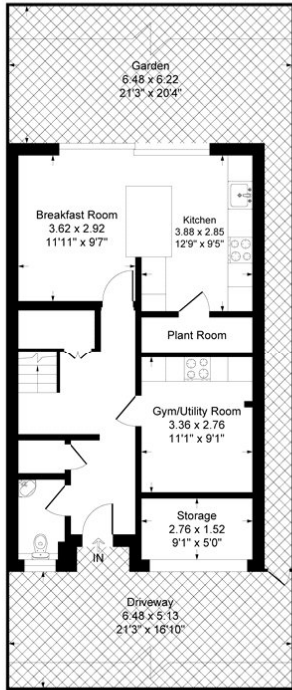
for every step...



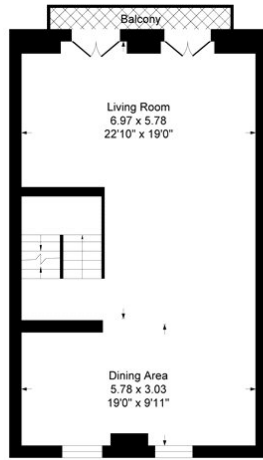


# Lower Merton Rise Primrose Hill NW3

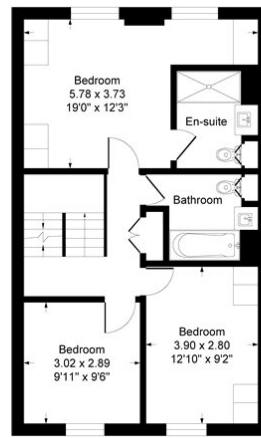
Approximate Gross Internal Floor Area = 212.0 sq m / 2282 sq ft



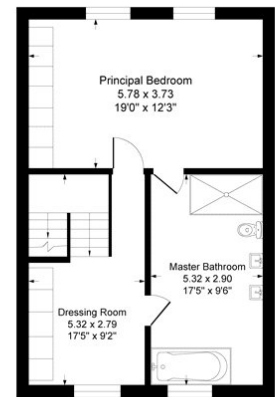
Ground Floor



First Floor



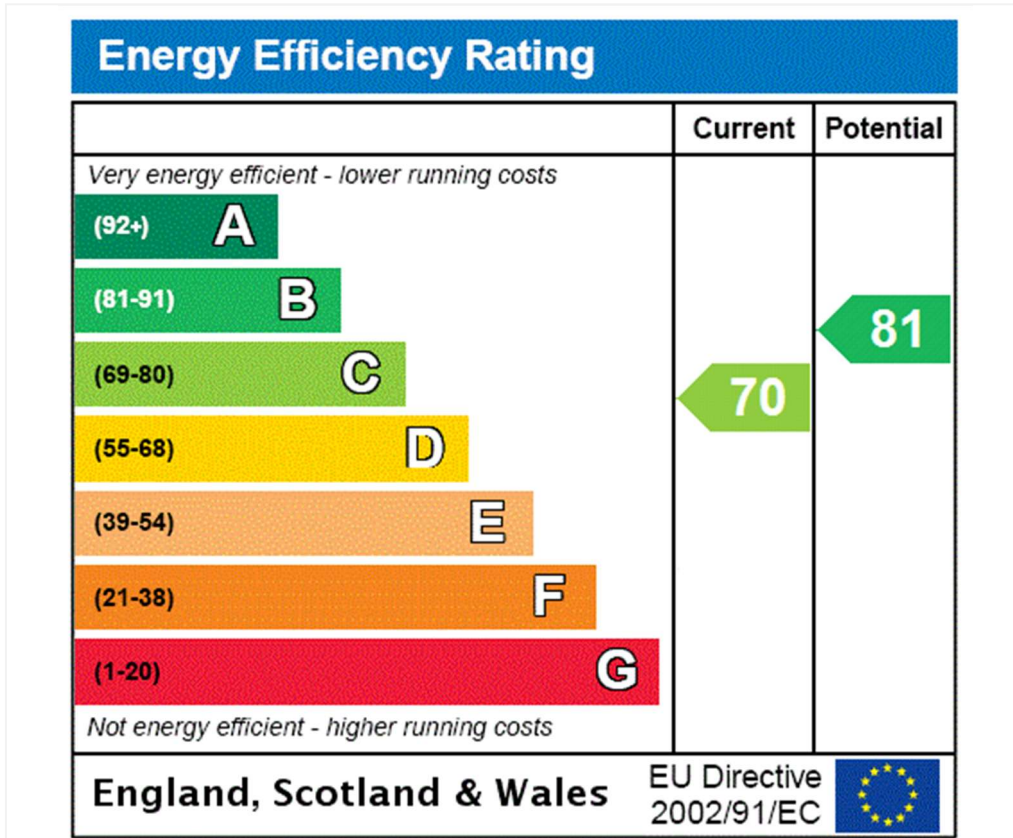
Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





**Tenure:** Freehold

**Service Charge:** £1000 per annum

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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