



**BEAUCHAMP
ESTATES**

Cecil Grove

PRIMROSE HILL





Ground floor apartment with private patio moments from Primrose Hill.



Exterior

Ground floor two bedroom apartment with a private patio, set within a secure residential building beside Primrose Hill.

Highlights

- Private patio
- Newly decorated
- Wood flooring
- Secure underground parking space





Interiors

The apartment has been recently redecorated and is arranged with two double bedrooms and two bathrooms, including an ensuite to the principal bedroom. The living space opens directly onto the patio, giving you private outdoor space that's easy to use day to day. Wood flooring runs throughout, and secure underground parking is included.

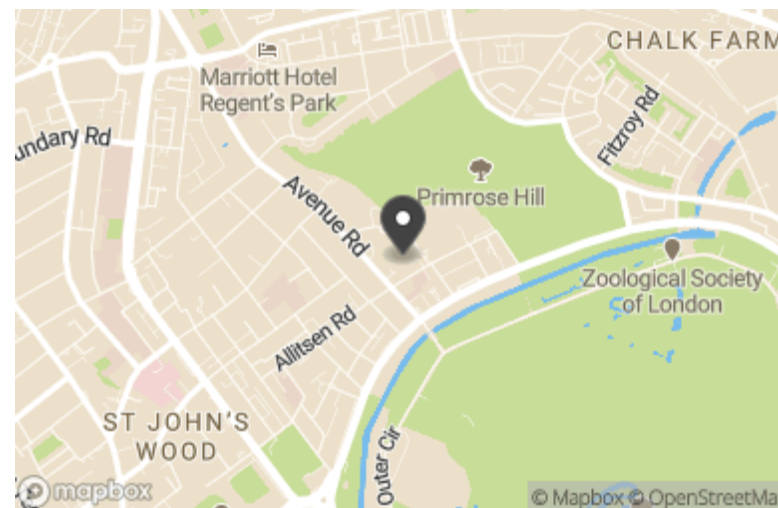


Features

- Allocated Parking

Location

Positioned next to Primrose Hill, you have immediate access to open green space, while the cafés, shops and essentials on Regent's Park Road are a short walk away. St John's Wood station (Jubilee line) is within walking distance for straightforward access into central London.



Terms

Price: £925 per week

Tenure: Leasehold

Local Authority: Camden

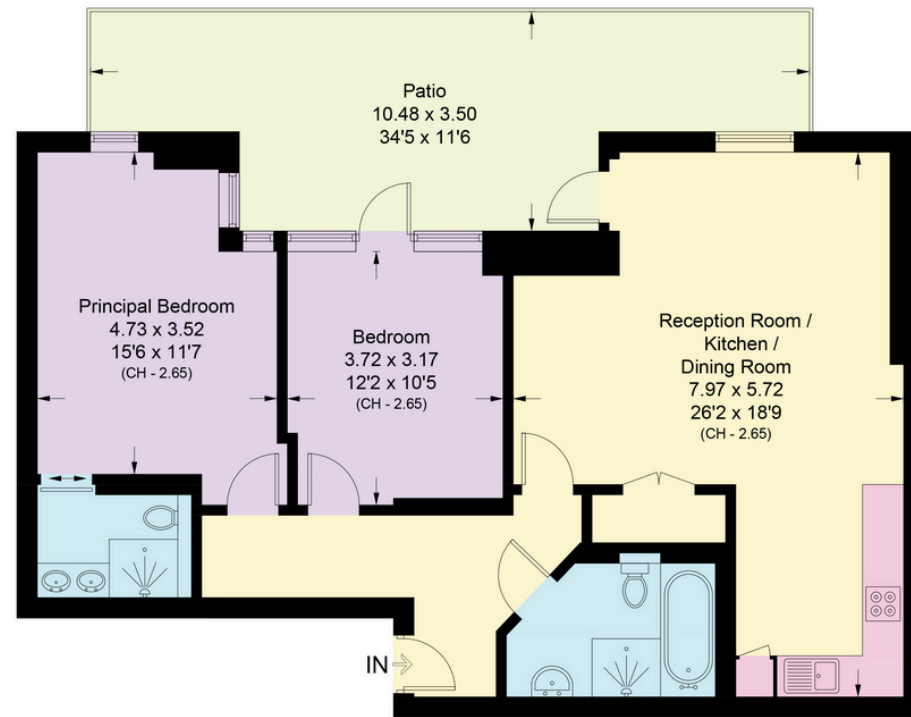
Council Tax: F

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92+) A</p>		<p>(92+) A</p>	
<p>(81-91) B</p>		<p>(81-91) B</p>	
<p>(69-80) C</p>		<p>(69-80) C</p>	
<p>(55-68) D</p>		<p>(55-68) D</p>	
<p>(39-54) E</p>		<p>(39-54) E</p>	
<p>(21-38) F</p>		<p>(21-38) F</p>	
<p>(1-20) G</p>		<p>(1-20) G</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England, Scotland & Wales</p>		<p>England, Scotland & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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Flat 1, Benjamin House, Cecil Grove, NW8

Approximate Area = 83.0 sq m / 893 sq ft
 Patio (External) = 26.0 sq m / 280 sq ft



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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