



**BEAUCHAMP  
ESTATES**

**Cecil Grove**

PRIMROSE HILL





## Ground floor two bedroom apartment with private patio



### Exterior

This ground floor apartment is set within a purpose-built residential building positioned directly beside Primrose Hill in NW8. The property benefits from immediate access to nearby green space while remaining within walking distance of Regent's Park Road and its established local amenities.

### Highlights

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





## Interiors

The apartment offers a practical internal layout with two bedrooms and two bathrooms, including an ensuite to the principal bedroom. Newly decorated throughout, the property features wood flooring and access to a private patio directly from the living accommodation. Secure underground parking is included.

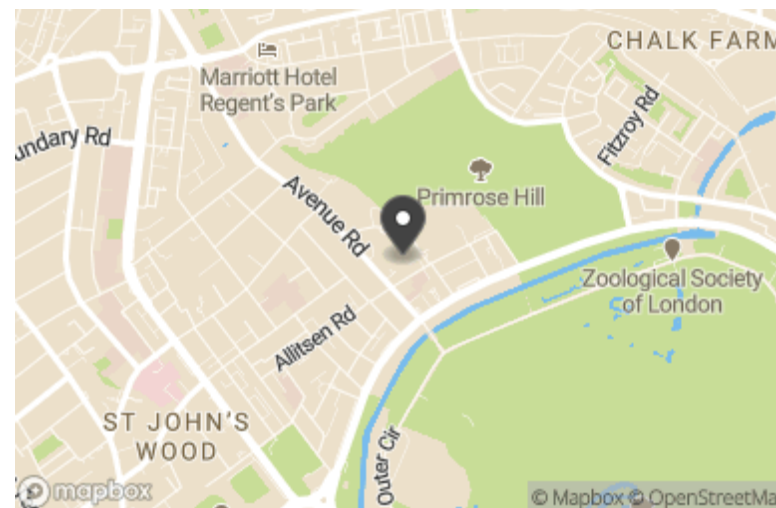


## Features

- Allocated Parking

## Location

The property is located next to Primrose Hill and approximately 0.1 miles from Regent's Park. The shops and cafés of Regent's Park Road are around 0.3 miles away. St John's Wood underground station on the Jubilee line is approximately 0.7 miles from the property.



# Terms

Price: £1,475,000

Tenure: , -2026 years remaining

Ground Rent:

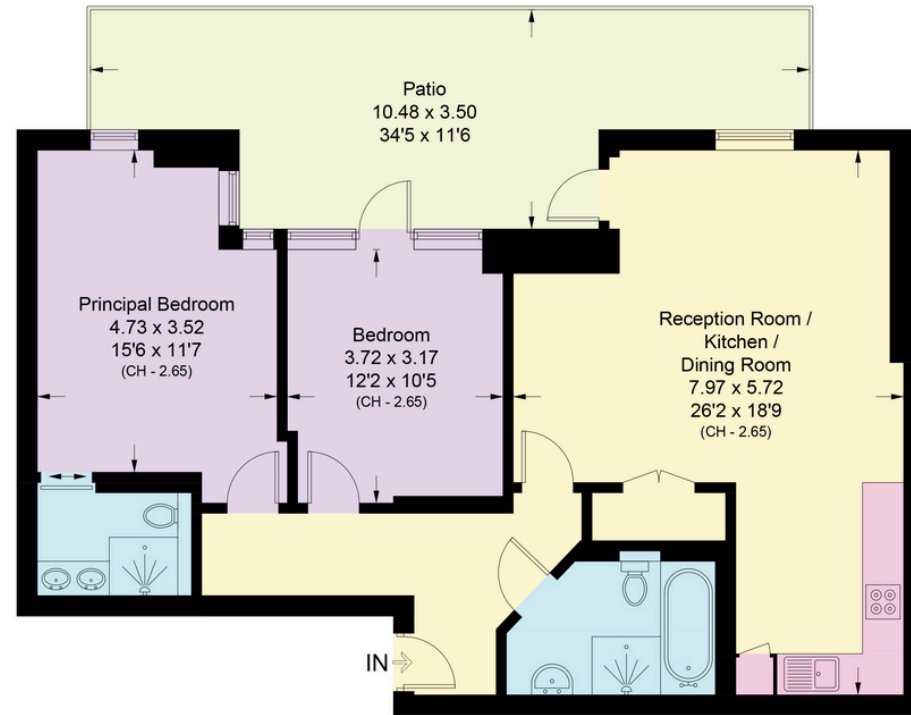
Service Charge:

Local Authority: Camden

Council Tax: F

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (82+)		A (82+)	
B (61-81)		B (61-81)	
C (49-60)		C (49-60)	
D (35-48)		D (35-48)	
E (29-34)		E (29-34)	
F (21-28)		F (21-28)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
75	75	73	73
England, Scotland & Wales		England, Scotland & Wales	

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