



MOUNTGRANGE
HERITAGE



Regents Park Road, NW1

£1,300,000 Leasehold

Architecturally designed loft-style apartment with rooftop views in an elegant period conversion located in Primrose Hill. Steps from Primrose Hill Park, Regent's Park, Primrose Hill village, and Regent's Canal, the property has two bedrooms, two bathrooms and a spectacular light-filled open plan living space. This flat has been newly and beautifully finished with impeccable attention to detail and furnished with a touch of warmth and sophistication. Chalk Farm and Camden Town underground stations are 10 minutes away by foot along with a variety of other transport options.

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

sales@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

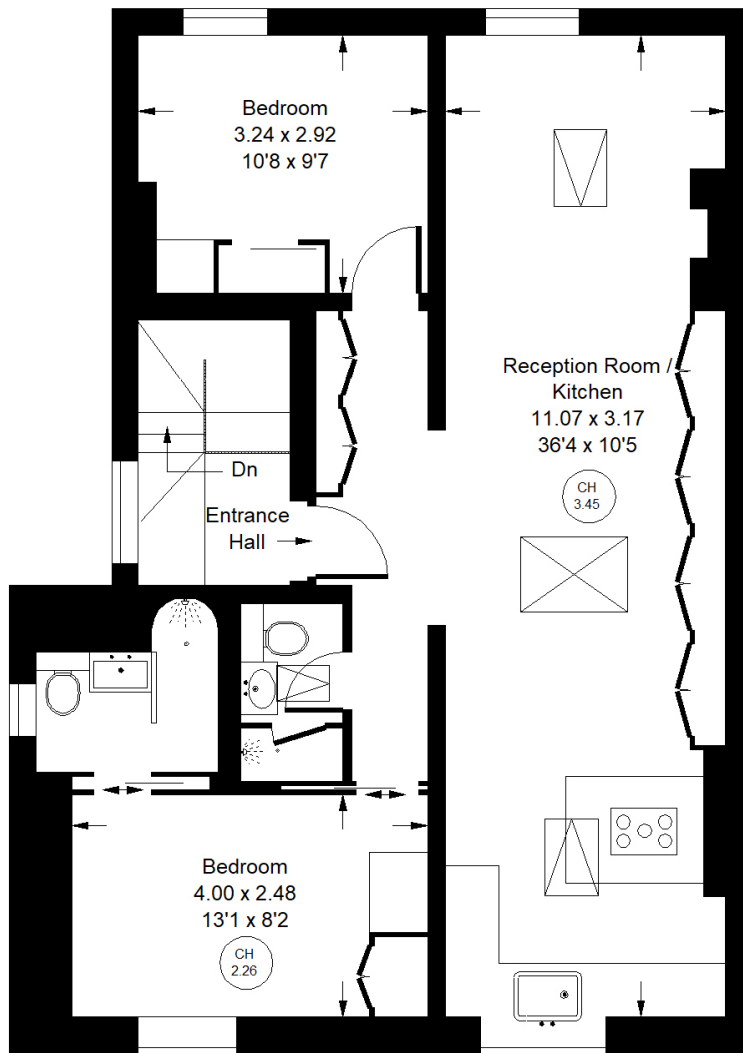
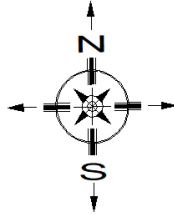
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Approx. Gross Internal Area = 76.7 sq m / 825 sq ft

Entrance Hall = 2.2 sq m / 24 sq ft

Total = 78.9 sq m / 849 sq ft



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat
37, Regents Park Road
LONDON
NW1 7SY

Energy rating

D

Valid until: 26 June 2026

Certificate number: 2778-3054-6246-4886-3934

Property type

Top-floor flat

Total floor area

65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.