



**Rothwell Street, Primrose Hill, NW1**  
**Offers in excess of £3,238,883, Freehold**



Marketed at £2.85m. Sold at £3,238,883.  
In the same ownership since 1974, a substantial four storey, four bedroom Grade II listed period house, forming part of a historic terrace, in a prime Primrose Hill location.

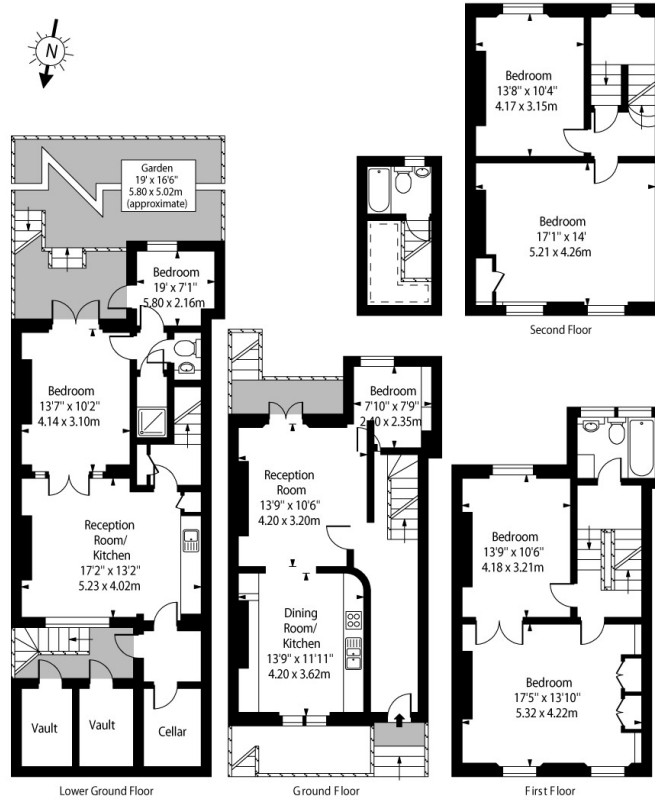
Replete with authentic period features, the accommodation extends to 2250 square feet and has a charming south-facing garden. In need of modernisation, the property affords an opportunity to create a wonderful, elegant family home. In particular, the first-floor drawing room has the original "L" shaped configuration with the original intercommunicating doors, making for a wonderfully light and spacious room.

Rothwell street is a tranquil and perfectly-situated





Rothwell Street, NW1 8YH



Approx Gross Internal Area 2250 Sq Ft - 209.05 Sq M  
(Including Cellar & Excluding Vault)

Approx Floor Area Including Restricted Heights 2340 Sq Ft - 217.43 Sq M  
(Including Cellar & Vault)

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.38801

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Salter Rex give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

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