



21 PRINCESS ROAD

London, NW1 8JR

Stylish ground floor office with 1 parking space and underfloor heating.

534 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	534 sq ft
Rent	£26,000 per annum
Rates Payable	£9,231.50 per annum
VAT	Applicable
EPC Rating	B (44)

Key Features

- 1 parking space
- Underfloor heating
- 9.4 ft frontage
- Wood flooring
- Spot lighting
- Video intercom
- Very close to Regents Park and Primrose Hill
- 10 minute walk from Chalk Farm Station (Northern Line)
- Very close to Regent's Park Road and the many amenities available
- Kitchenette and WC

Description

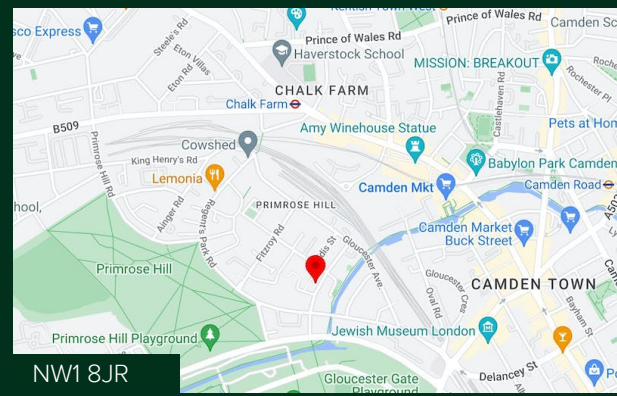
This middle terraced, ground floor office benefits from under floor heating and has one demised parking space.

Occupiers would also benefit from wood flooring, large front windows, natural light from windows on 2 aspects, a modern interior and new WC and kitchen facilities, spotlighting and a video intercom.

This property benefits from an E use class and would suit office occupiers and professional service providers as well as some retail uses.

Location

This property is set on a quiet road in Primrose Hill very close to Regent's Park and Primrose Hill Park and offers easy access to the many amenities to be found in this area. This property is within a 10 minute walk (0.5 miles) from Chalk Farm Road Station (Northern Line) and benefits from some local bus routes.



Viewing & Further Information

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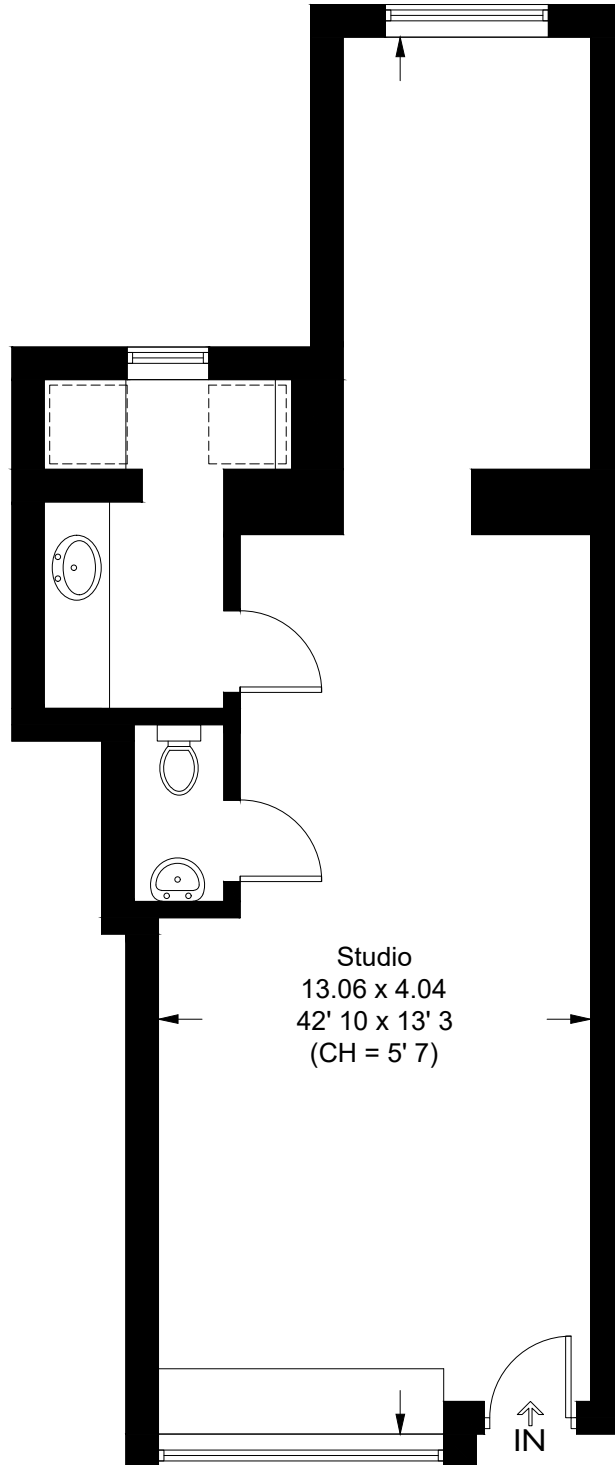
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Princess Road

Approximate Gross Internal Area = 534 sq ft / 49.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1 sq m
Total = 545 sq ft / 50.6 sq m



 = Reduced headroom below 1.5m / 5'0



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.