



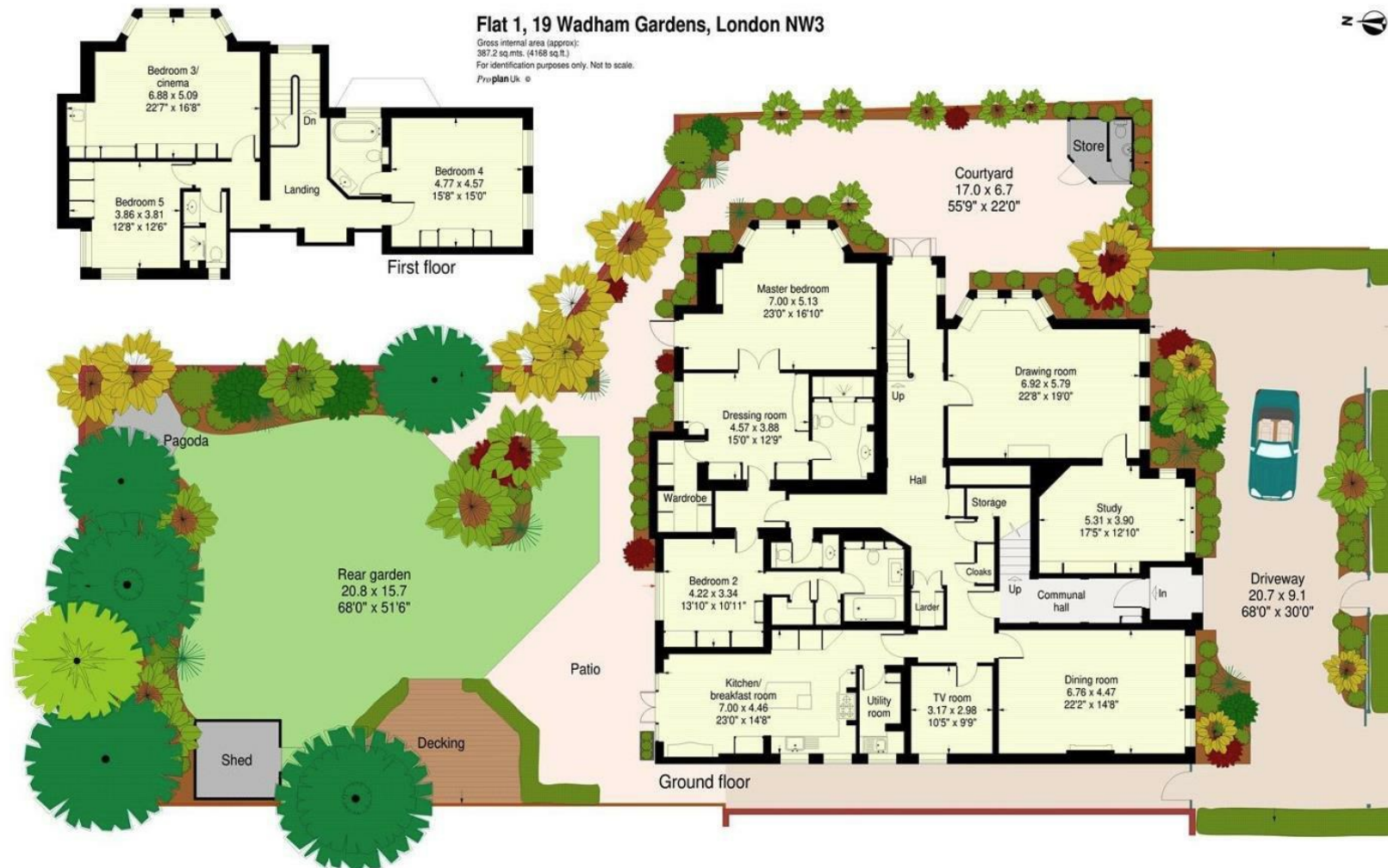
**1,19 Wadham Gardens, London  
NW3 3DN  
Asking price £7,100,000 Leasehold**



We are instructed to sell for and on behalf of Fixed Charge Receivers a unique apartment which occupies the entire ground, and part of the first floors of this imposing "Arts & Craft" Edwardian house. The property provides 387 sq m (4,168 sq ft) of lateral accommodation, whilst retaining the entire garden to the rear of the property. The apartment benefits from large and bright family accommodation as well as a carriage driveway to the front of the property. Requiring some updating the apartment has the potential to create a stunning family home located moments away from Primrose Hill Park and a short distance to Regent's Park and local shops and transport facilities.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>55</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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