



**Elsworthy Road | London | NW3**

Guide price £1,400,000 | Share of Freehold

 2  1  1  D

**ADN**  
RESIDENTIAL

A bright and spacious two double bedroom apartment arranged over the second floor (top) of a handsome period property located 0.1m from Primrose Hill Park. This beautiful apartment is offered in fantastic condition and comprises, generous double reception room, separate fully fitted kitchen, principal bedroom with outstanding storage, second double bedroom and a family bathroom. Additional benefits include wooden flooring and great natural light.

- 2 Bedrooms
- Modern Kitchen
- Great Storage
- Double Reception Room
- Family Bathroom
- Prime Location

Council Tax Band: G  
EPC: C

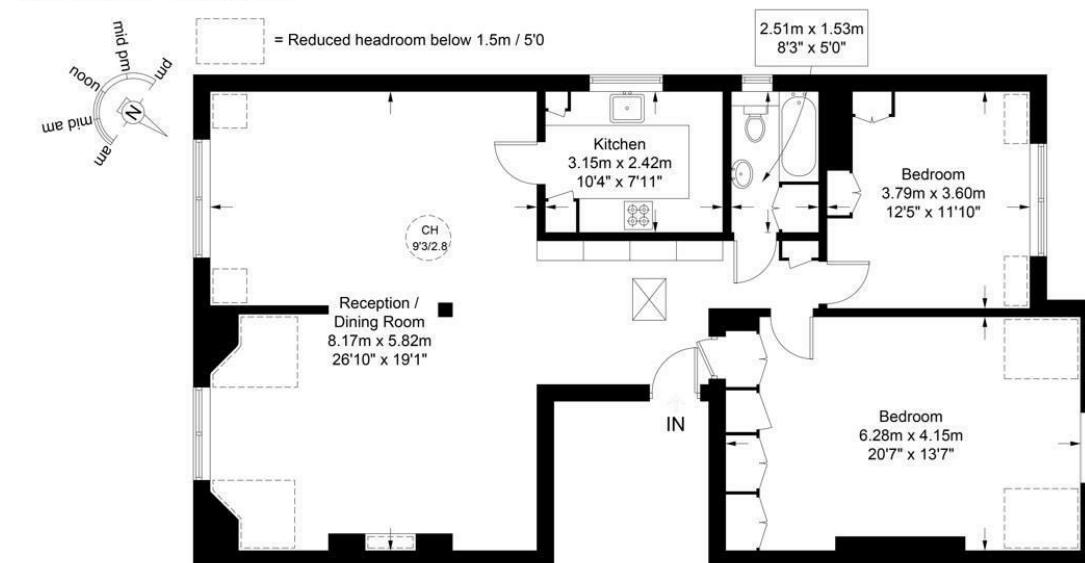






## Elsworthy Road, NW3

Restricted Height = 86 sq ft / 8.0 sq m



Approximate Gross Internal Area = 1229 sq ft / 114.18 sq m

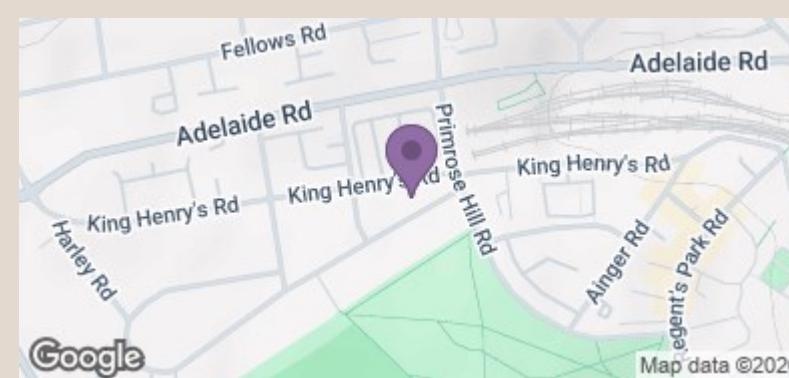
### Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified  
Property  
Measurer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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