



Elsworthy Road | London | NW3

Asking price £1,595,000 | Share of Freehold

 3  2  1  C

ADN
RESIDENTIAL

Located in one of Primrose Hill's most sought after roads, within a few meters of Primrose Hill Park is this attractive and spacious first floor apartment offering 1195 sq ft/111 sq m of well-proportioned accommodation. This bright apartment benefits from being recently refurbished and comprises, generous reception room, separate fully fitted kitchen, principal bedroom with e-suite shower room, two further double bedrooms and a family bathroom. Additional benefits include wooden flooring and good storage throughout. Elsworthy Road is within walking distance of both Primrose Hill Village and Englands Lane (both 0.3 miles). The nearest tube stations are Chalk Farm (Northern line) 0.5 miles and Swiss Cottage (Jubilee line) 0.6 miles.

- 3 Double Bedrooms
- 2 Bathrooms
- Recently Refurbished
- Spacious Reception Room
- Kitchen
- Permit Parking

Council Tax Band: G
EPC: C



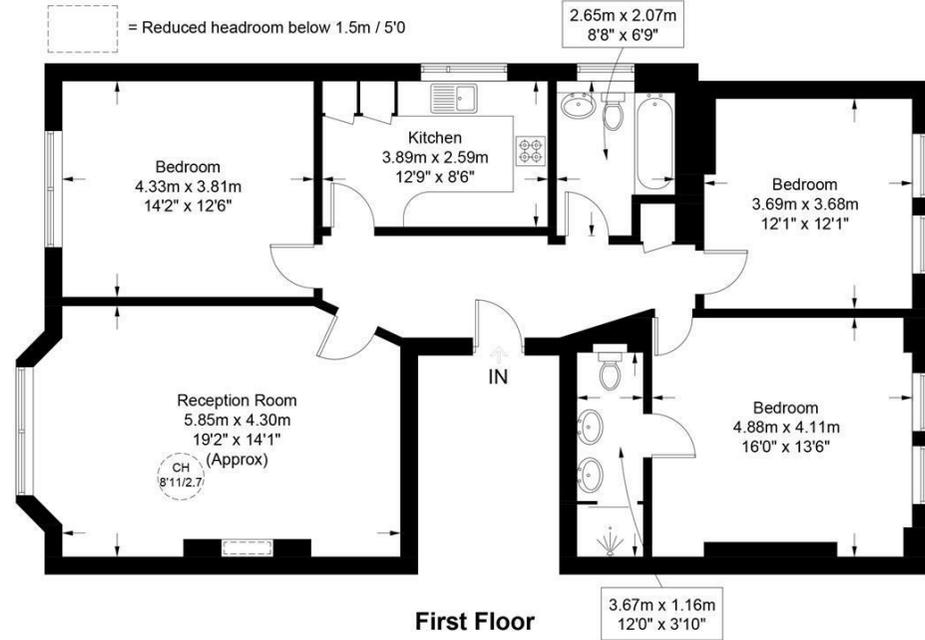
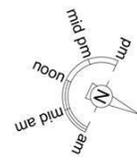




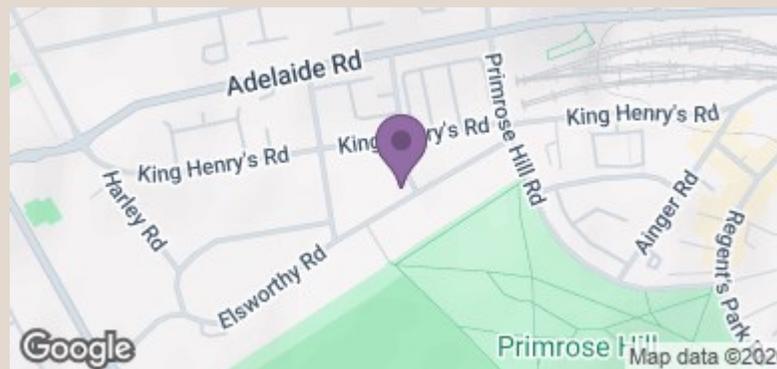
Elsworthy Road, NW3

Approximate Gross Internal Area = 1169 sq ft / 108.6 sq m

Restricted Height = 2 sq ft / 0.2 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	