




## Elsworthy Road | London | NW3

Asking price £2,600,000 | Share of Freehold

 3  2  2  D

**ADN**  
RESIDENTIAL

Located 0.1m from Primrose Hill park is this gorgeous three double bedroom ground floor garden flat providing 1,598 sqf /148 sqm of spacious and well presented accommodation. The flat features high ceilings and an abundance of character throughout and comprises, spacious reception room leading onto the private terrace and garden as well as a large open plan kitchen/dining room with bi-fold doors, principal bedroom with good storage and en-suite shower room, two further double bedrooms and a family bathroom. Elsworth Road is a sought after road abutting Primrose Hill park, and is within walking distance of Primrose Hill Village (0.3 miles) with its fashionable restaurants, boutiques and independent shops.

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- 3 Bedrooms
  - Reception Room
  - Private Terrace & Garden
  - Period Features
  - 2 Bathrooms
  - Kitchen/Dining Room
  - High Ceilings
  - Permit Parking
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Council Tax Band: G  
EPC: D



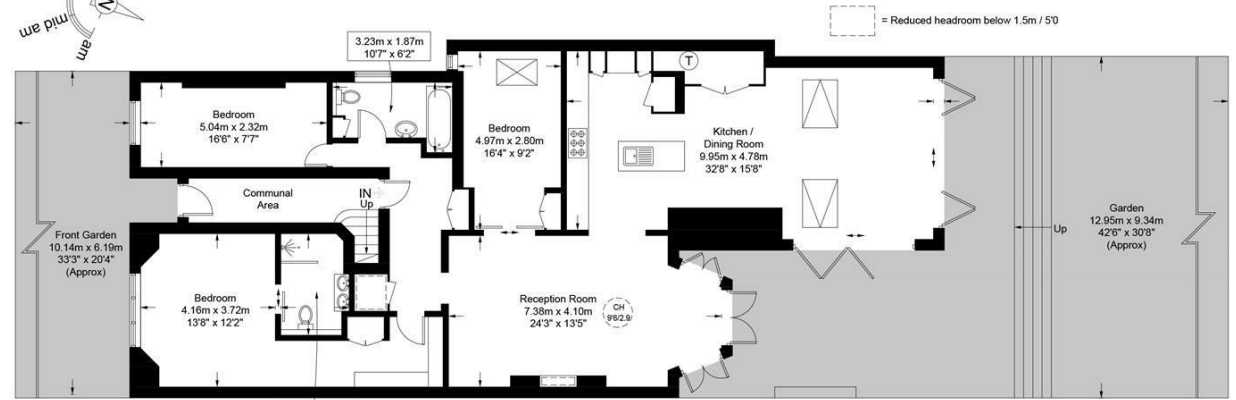
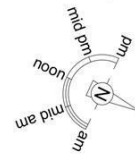




## Elsworthy Road, NW3

Approximate Gross Internal Area = 1598 sq ft / 148.46 sq m

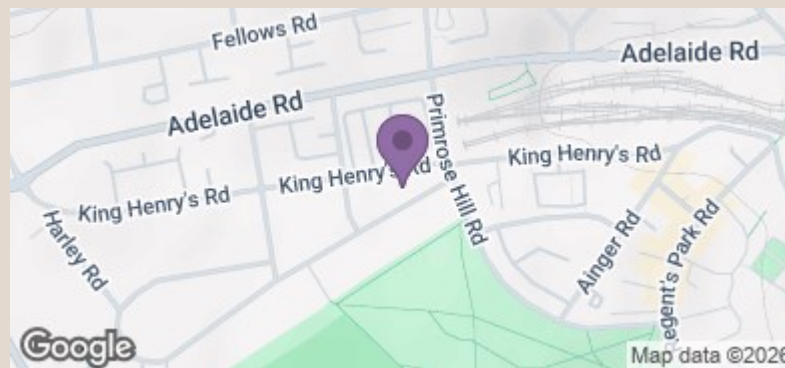
Restricted Height = 12 sq ft / 1.1 sq m



Ground 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	