



Elsworthy Terrace, Primrose Hill, London NW3



Elsworthy Terrace, Primrose Hill **NW3**

A beautiful two bedroom apartment arranged over the top two floors of a period house located in Primrose Hill, with uninterrupted views.

This bright apartment has been subject to a meticulous renovation programme by the current owners who have opened up the traditional Victorian spaces to create a beautiful open plan home bathed in natural light. The entrance to the apartment is on the first floor with stairs to the second floor where there is fantastic living accommodation with a spacious double reception room and fully integrated kitchen. On the floor above are two double bedrooms and a family bathroom.



Guide price: £1,750,000

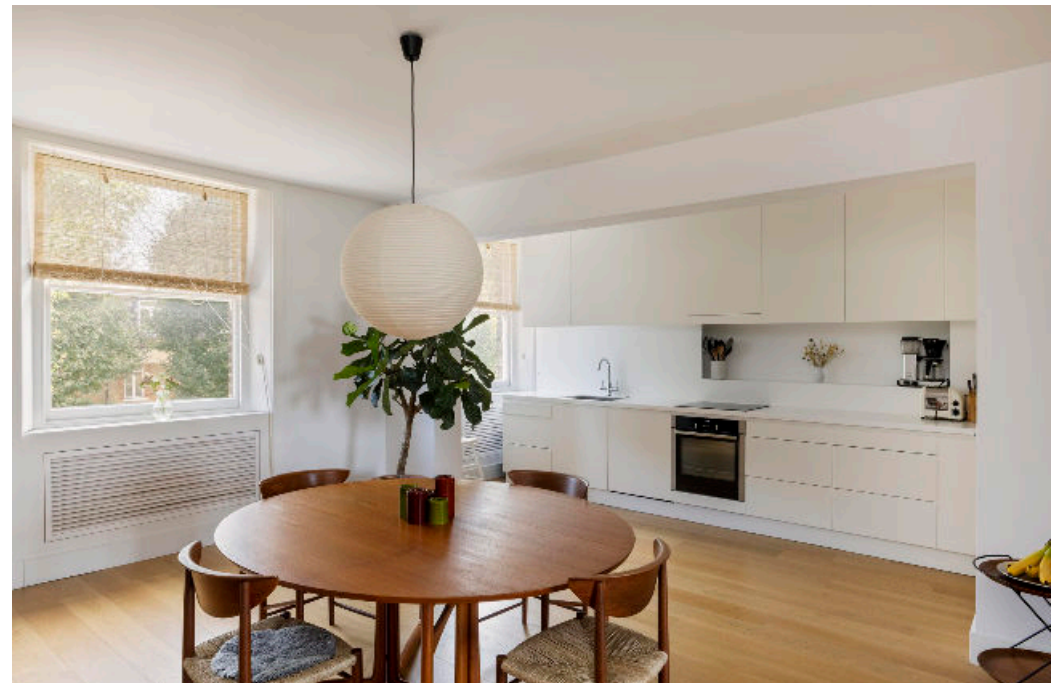
Tenure: Share of freehold plus leasehold, approximately 973 years remaining

Service charge: £700 per annum, reviewed annually next review due 2024

Ground rent: Peppercorn

Local authority: London Borough of Camden

Council tax band: G

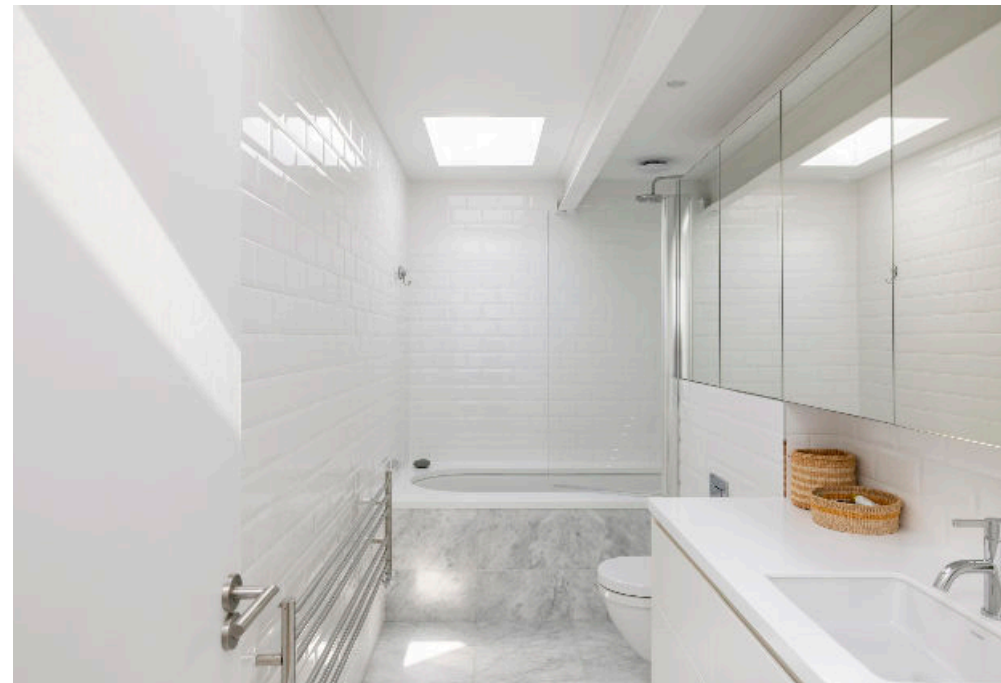




Location

Elsworthy Terrace is located directly at the north entrance to Primrose Hill Park and is a short walk to the restaurants and shops of Regents Park Road in Primrose Hill. Conveniently situated to excellent transportation links such as Swiss Cottage Underground Station (Jubilee Line) 0.6 miles away and Chalk Farm Underground Station (Northern line) 0.7 miles away. All distances are approximate.




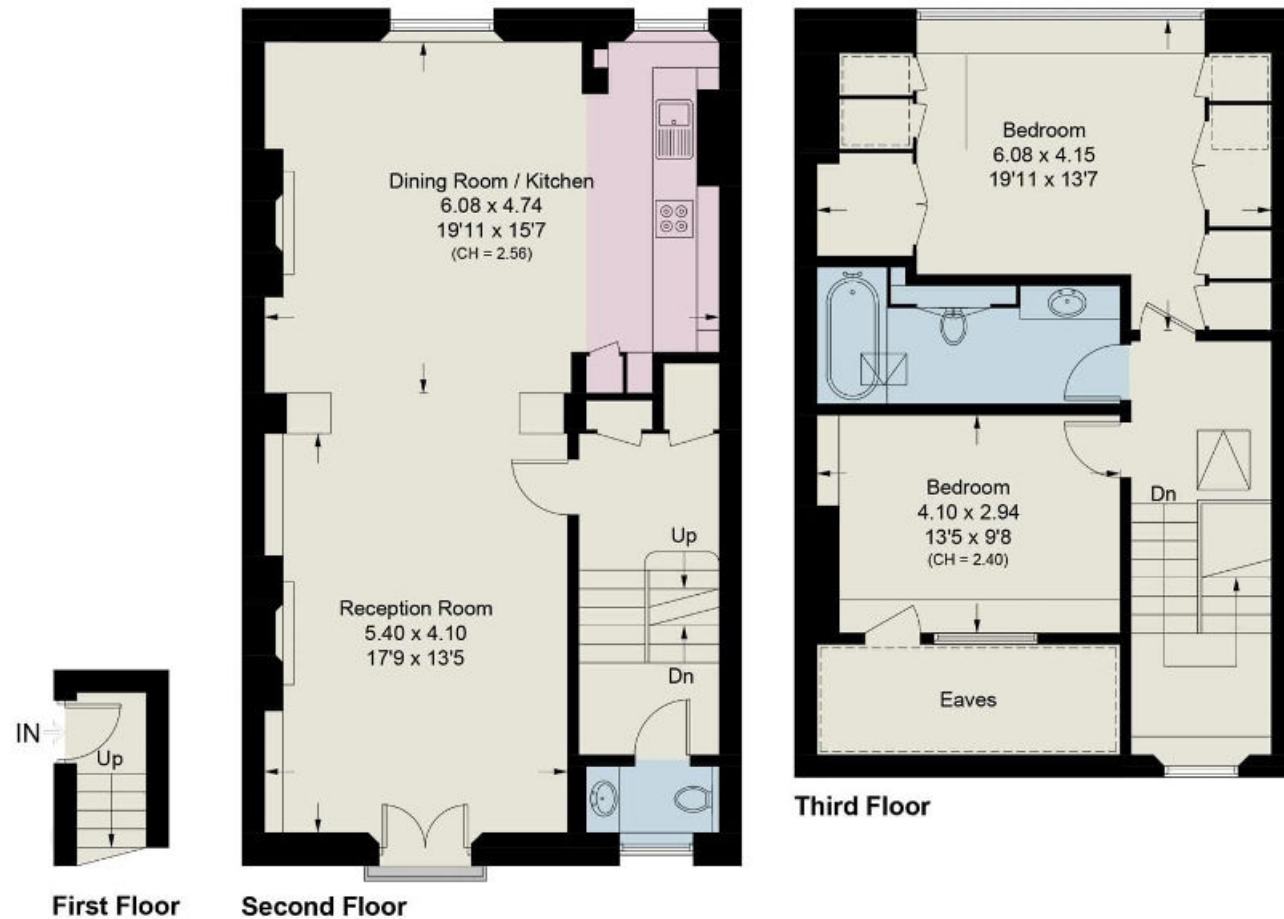


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**Approximate Gross Internal Floor Area = 129 sq m / 1388 sq ft
Including Limited Use Area (8.4 sq m / 90 sq ft)
(Including Eaves Storage)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

 = Reduce head height below 1.5m



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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