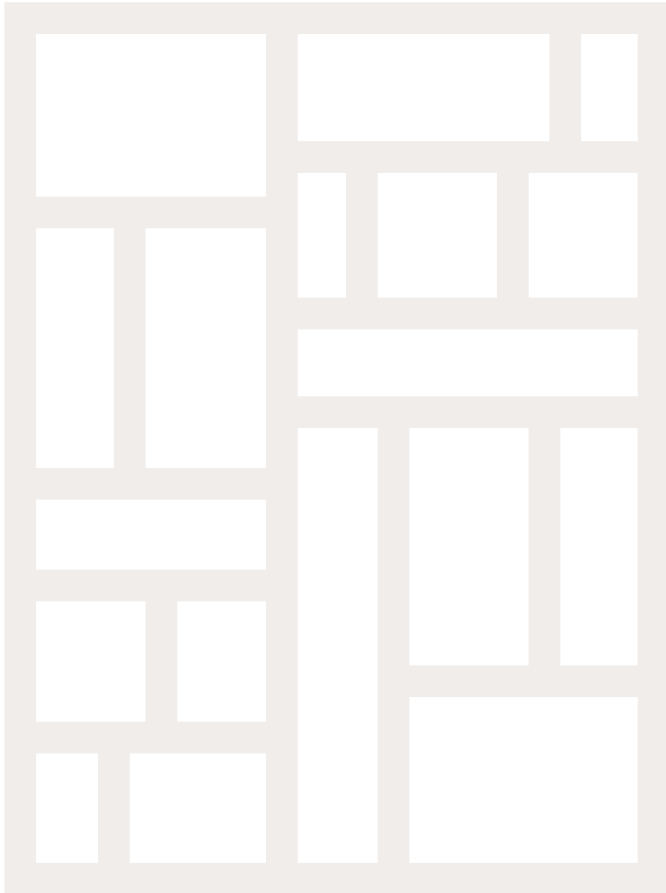
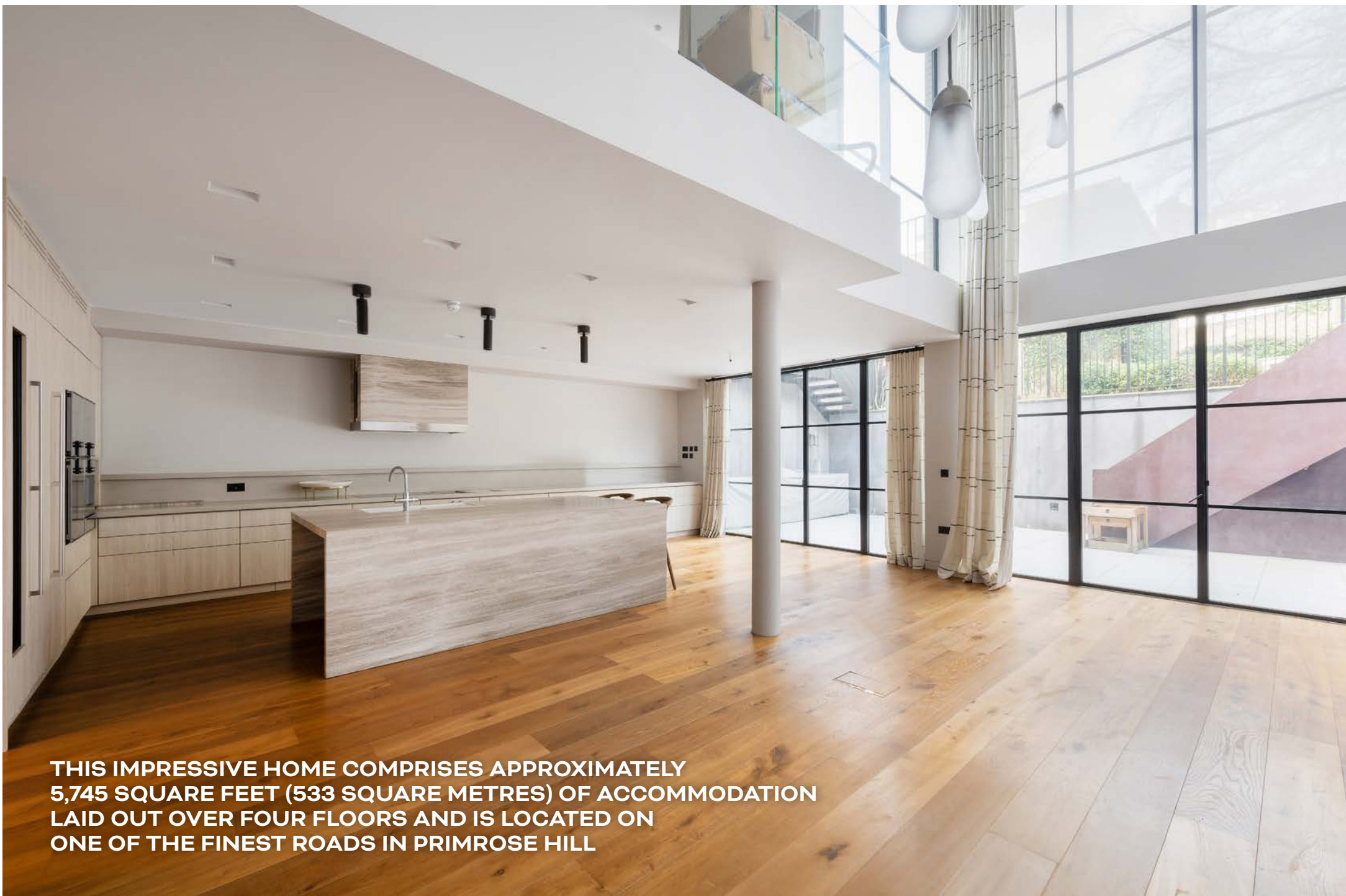


A SUBSTANTIAL FIVE-BEDROOM SEMI-DETACHED NEW BUILD
HOUSE DESIGNED IN AN ARTS AND CRAFTS STYLE



ELSWORTHY ROAD

PRIMROSE HILL LONDON NW3



**THIS IMPRESSIVE HOME COMPRISES APPROXIMATELY
5,745 SQUARE FEET (533 SQUARE METRES) OF ACCOMMODATION
LAID OUT OVER FOUR FLOORS AND IS LOCATED ON
ONE OF THE FINEST ROADS IN PRIMROSE HILL**

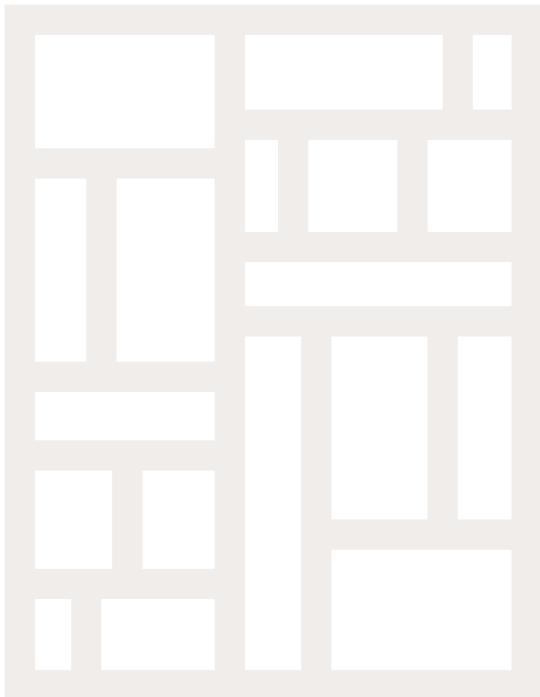


THE HOUSE HAS MANY STRIKING FEATURES AND BENEFITS FROM A GALLERIED RECEPTION ROOM OVERLOOKING THE KITCHEN/DINING ROOM WITH DOUBLE HEIGHT FLOOR TO CEILING WINDOWS, LANDSCAPED GARDENS, AND A LIFT SERVICING ALL FOUR FLOORS.

THERE IS AN IMPRESSIVE PRINCIPAL BEDROOM SUITE OCCUPYING THE ENTIRE 1st FLOOR, AND FOUR FURTHER BEDROOM SUITES ON THE 2nd FLOOR.

ALTHOUGH THE PROPERTY WAS RECENTLY DEVELOPED, CERTAIN ELEMENTS OF THE HOUSE STILL REQUIRE COMPLETION OR UPGRADING. FURTHER DETAILS ARE AVAILABLE UPON REQUEST.

PLEASE NOTE THE PROPERTY IS NOT ELIGIBLE FOR RESIDENTS PARKING



ACCOMMODATION AND AMENITIES

- Principal bedroom suite with two dressing rooms and ensuite bathroom
- Further four bedroom suites
- Reception room
- Study
- Cinema room
- Snug
- Kitchen/family room
- Utility room
- Guest cloakroom
- Front & rear gardens
- Passenger lift



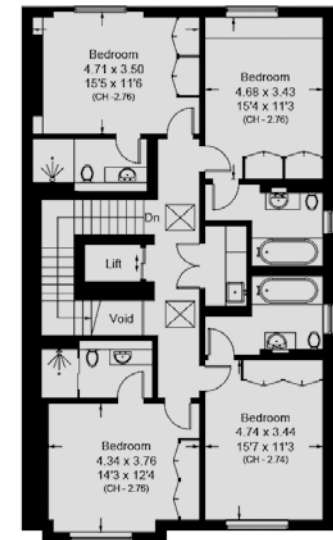
LOCATION

THE PROPERTY IS LOCATED A MOMENTS WALK FROM THE ENTRANCE TO PRIMROSE HILL PARK AND A SHORT DISTANCE FROM THE LOCAL SHOPS, BOUTIQUES, CAFÉS AND RESTAURANTS OF PRIMROSE HILL VILLAGE. THE NEAREST TUBE STATIONS ARE CHALK FARM (NORTHERN LINE) AND SWISS COTTAGE (JUBILEE LINE)



APPROXIMATE AREA = 533.7 SQ M / 5,745 SQ FT
 INCLUDING LIMITED USE AREA
 (2.0 SQ M / 21 SQ FT) / EXCLUDING VOID

□ = Radiator head height below 1.5m





TENURE FREEHOLD

EPC B

PRICE £7,250,000

ARLINGTON

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