

SHARE OF FREEHOLD



Apartment

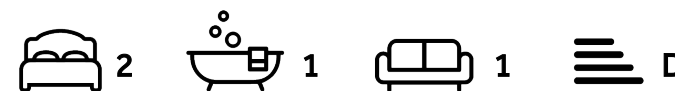
**ELSWORTHY ROAD,
PRIMROSE HILL,
LONDON, NW3 3DJ**

Guide price

£1,450,000

FEATURES

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



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2 Bedroom Apartment located in London

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.



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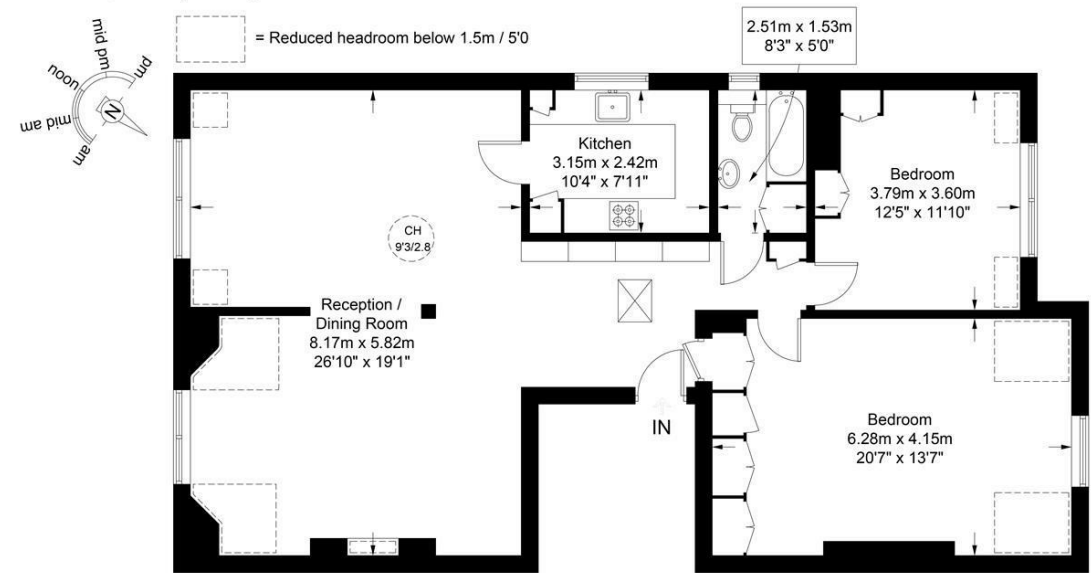
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Elsworthy Road, NW3

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

Restricted Height = 86 sq ft / 8.0 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.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

