

SHARE OF FREEHOLD



Apartment

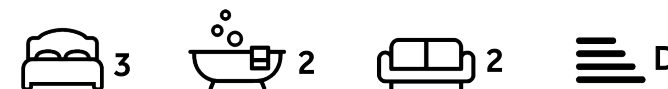
**Elsworthy Road
Primrose Hill
London
NW3 3DJ**

Asking price
£2,600,000

Council Tax Band: G

FEATURES

- 3 Bedrooms
- Reception Room
- Private Terrace & Garden
- Period Features
- 2 Bathrooms
- Kitchen/Dining Room
- High Ceilings
- Permit Parking



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3 Bedroom Apartment located in London

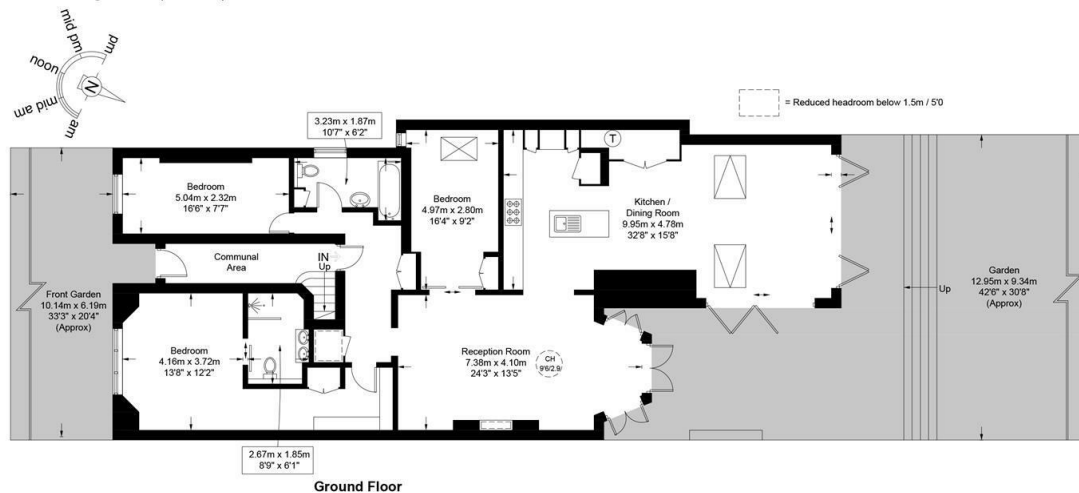
Located 0.1m from Primrose Hill park is this gorgeous three double bedroom ground floor garden flat providing 1,598 sqf / 148 sqm of spacious and well presented accommodation. The flat features high ceilings and an abundance of character throughout and comprises, spacious reception room leading onto 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. Elsworthy 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.



Elsworthy Road, NW3

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

Restricted Height = 12 sq ft / 1.1 sq m



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	78
	EU Directive 2002/91/EC	

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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.



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.

