

FREEHOLD



House

ELSWORTHY ROAD, LONDON, NW3 3DJ

Asking price
£5,745,000

FEATURES

- Freehold Investment Opportunity
- Prime Location
- 3 x Apartments
- 3 Bedroom Garden Flat
- 3 Bedroom First Floor Flat
- 2 Bedroom Second Floor Flat
- Permit Parking
- Front & Rear Gardens



ADN
RESIDENTIAL

7 Bedroom House located in London

A unique opportunity to purchase a stunning freehold property split into three gorgeous apartments located 0.1m from Primrose Hill Park. Elsworthy Road is a prime road situated in the heart of Primrose Hill. On the ground floor you have a beautiful three bedroom, two bathroom garden apartment benefitting from high ceilings and period features, on the first floor you have a recently refurbished three bedroom, two bathroom property and on the top floor a beautiful two bedroom flat. The ground and first floor apartments are currently let on ASTs and the top floor will be coming vacant in November.





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Elsworthy Road, NW3 **Approximate Gross Internal Area = 4224 sq ft / 392.3 sq m**

Restricted Height = 96 sq ft / 8.9 sq m

Communal Areas / Hallways = 228 sq ft / 21.2 sq m



Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(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.



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.

