

31  
elsworthy road

**Primrose Hill**

**London NW3**

# 31 elsworthy road

## Primrose Hill

A substantial period freehold house with a large rear garden, backing onto and with direct access to Primrose Hill park. The house benefits from a meaningful planning permission to create an outstanding family residence extending to 10,441 sq ft / 970 sq m.

Set behind a carriage driveway, this home is offered to the market to first time in over 40 years and although in need of modernisation offers impressive reception areas, exceptional bedroom accommodation, two garages, further off street parking and a large garden with a gate to Primrose Hill.

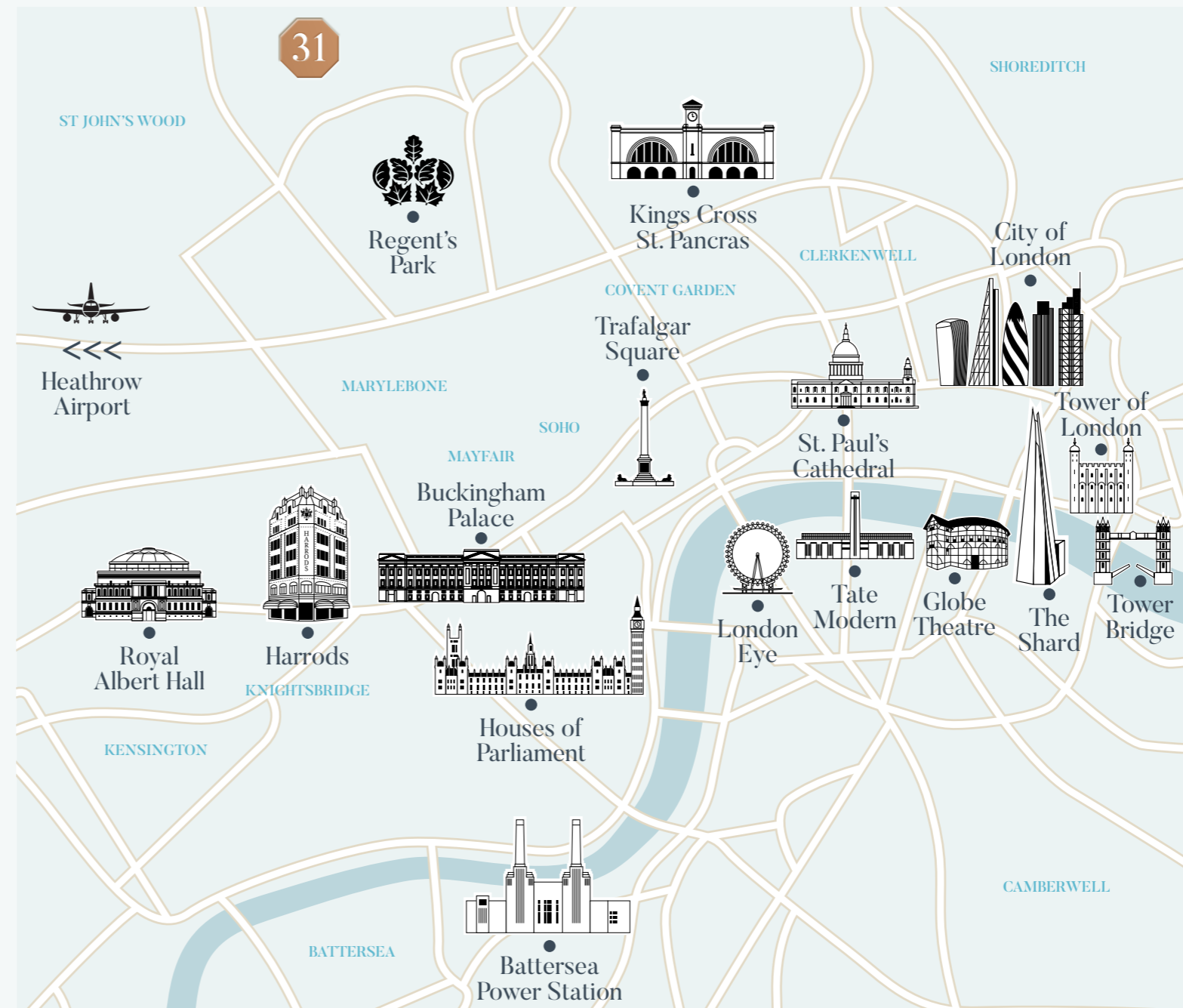
# London

A global city like no other

London has over 2,000 years of history and is home to more iconic buildings and landmarks than any other city in the world, many of which are within one hours drive of 31 Elsworthy Road.

Destination	minutes by car
King's Cross St, Pancras	12
Buckingham Palace	16
Harrods	20
Trafalgar Square	20
Royal Albert Hall	21
Houses of Parliament	21
London Eye	24
Battersea Power Station	24
St. Paul's Cathedral	26
Tate Modern	28
Globe Theatre	31
Tower of London	32
City of London	32
Heathrow Terminal 5	42

Souse: Google maps 2021



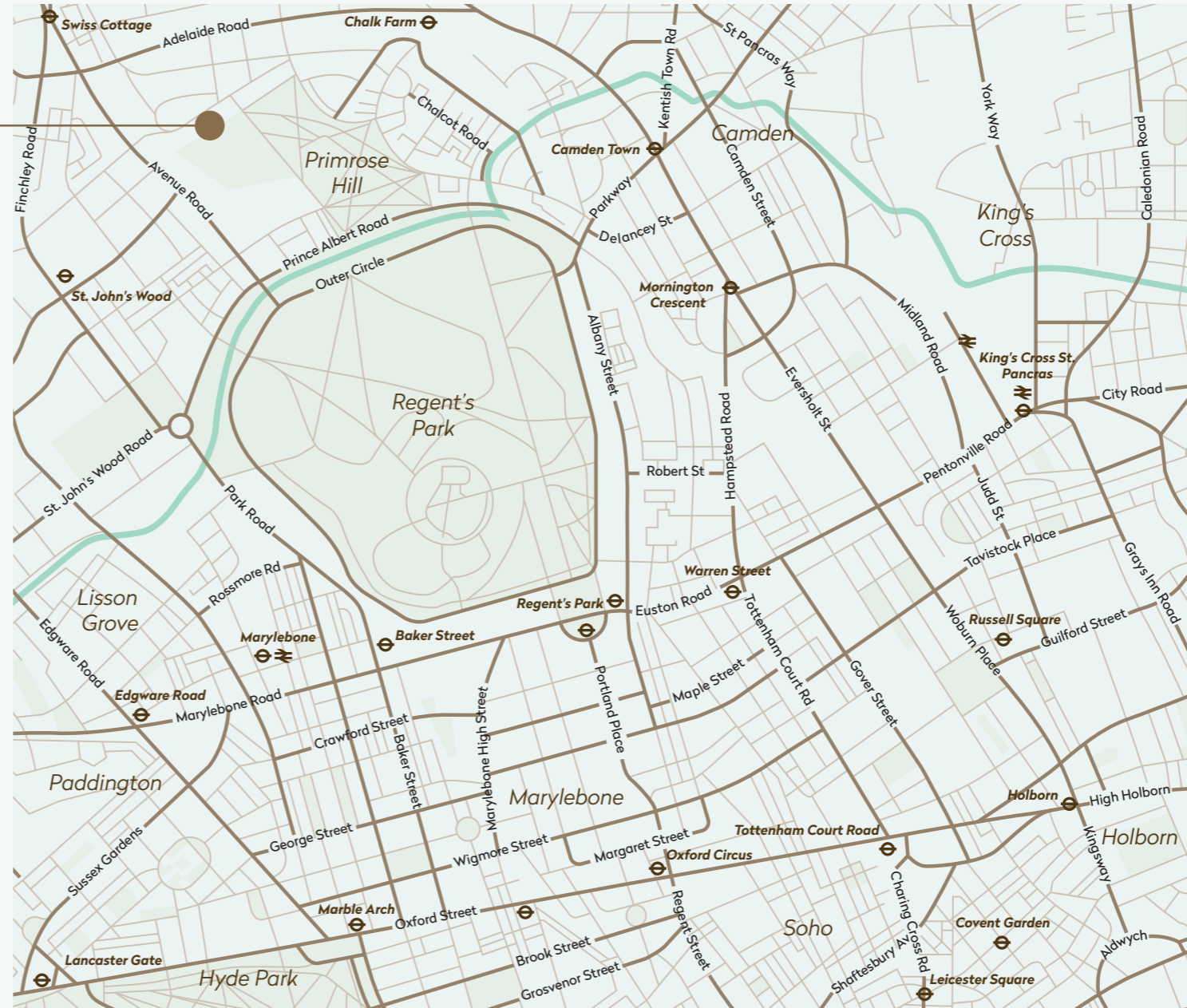
31

## NW3

### Central and connected

Located in this enviable spot, the house is situated only a short stroll from Primrose Hill Village (0.7 miles) and it's wide selection of bespoke shops, boutiques, restaurants and cafés whilst within easy reach of transport links to the City and West End. St John's Wood High Street is 0.9 miles with the Underground Station being 0.6 miles away.

*Souse: Google maps 2021*





Enhanced image.

## Accommodation

Floors	sq m	sq ft	Proposed Sq m	Proposed sq ft
Basement	-	-	335.0	3,606
Ground Floor	257.0	2,766	257.0	2,766
First Floor	234.5	2,524	234.0	2,518
Second Floor	144.0	1,550	144.0	1,550
<b>Total</b>	<b>635.5</b>	<b>6,840</b>	<b>970.0</b>	<b>10,441</b>

# Existing House

















1<sup>of</sup> 3

31 Elsworthy Road Offers Its Own Private  
Entrance On To Primrose Hill

St. John's Wood is one of central London's most desirable destinations. Situated at the north-west corner of Regent's Park, it has long been favored by the inspirational and influential. This exclusive area, offers a limited number of houses that back on to The Royal Parks, only three have direct access to Primrose Hill.





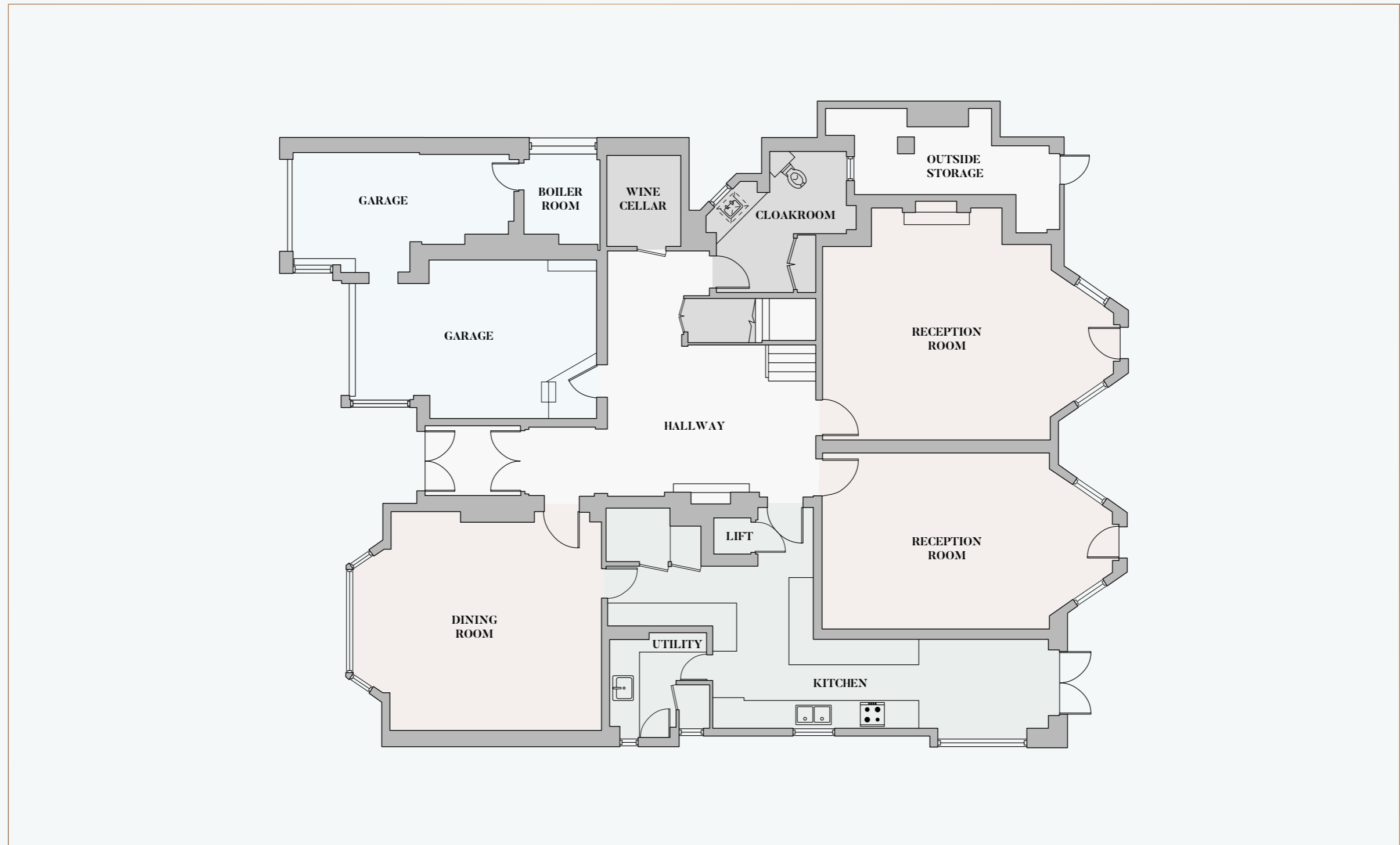
# Site Plan



Indicative floor plan. Not to scale.



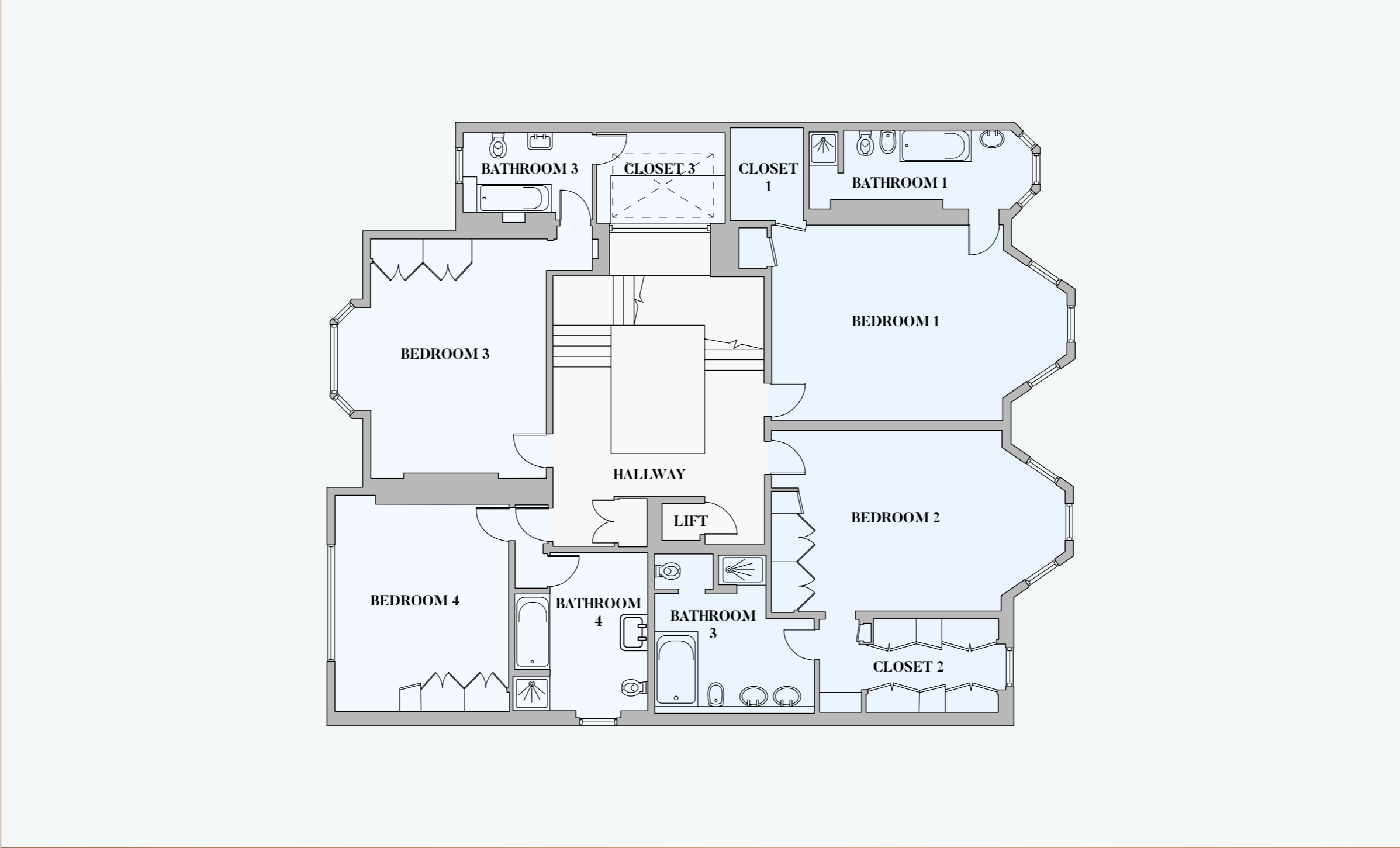
# Ground Floor



Indicative floor plan. Not to scale.



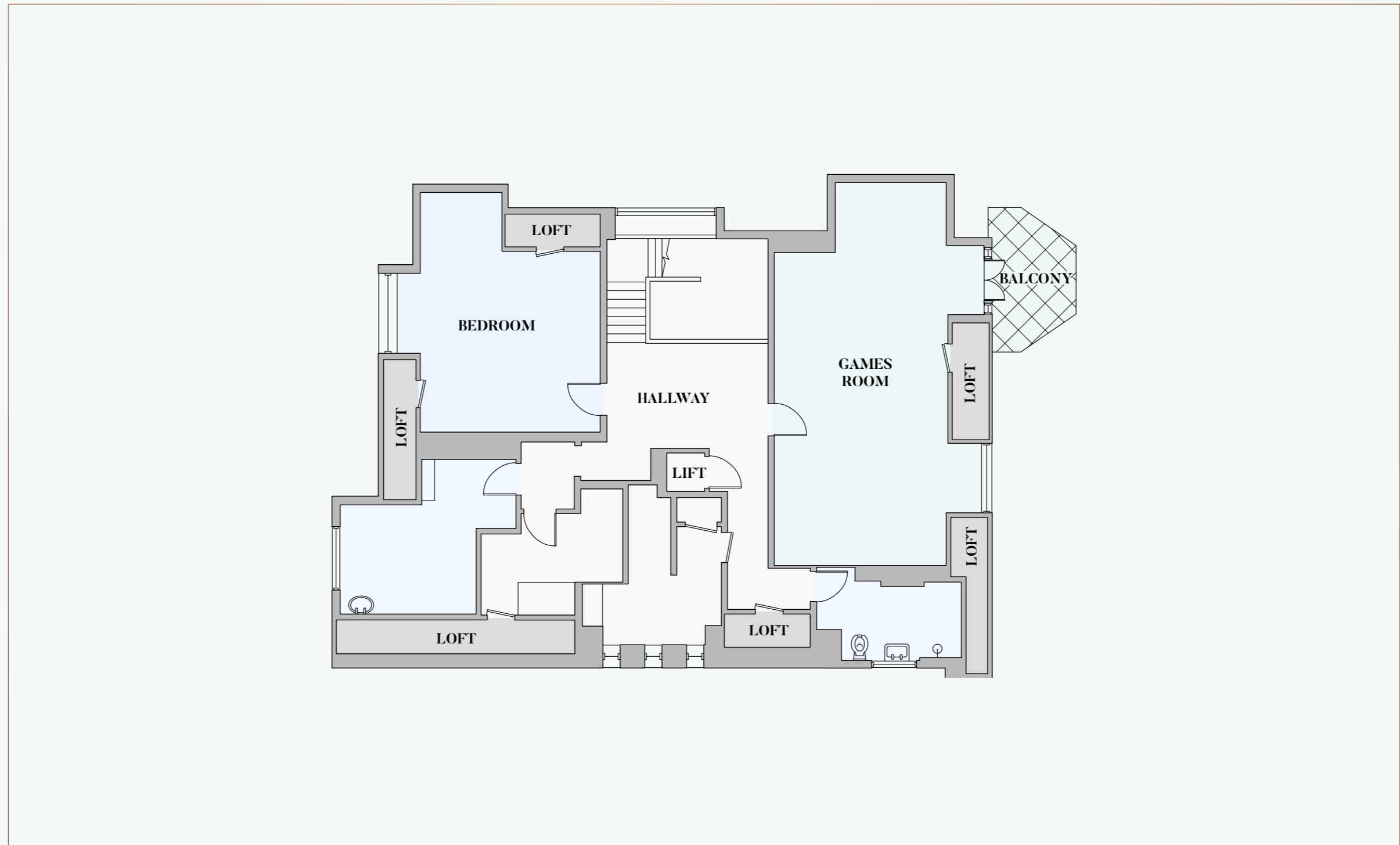
# First Floor



Indicative floor plan. Not to scale.



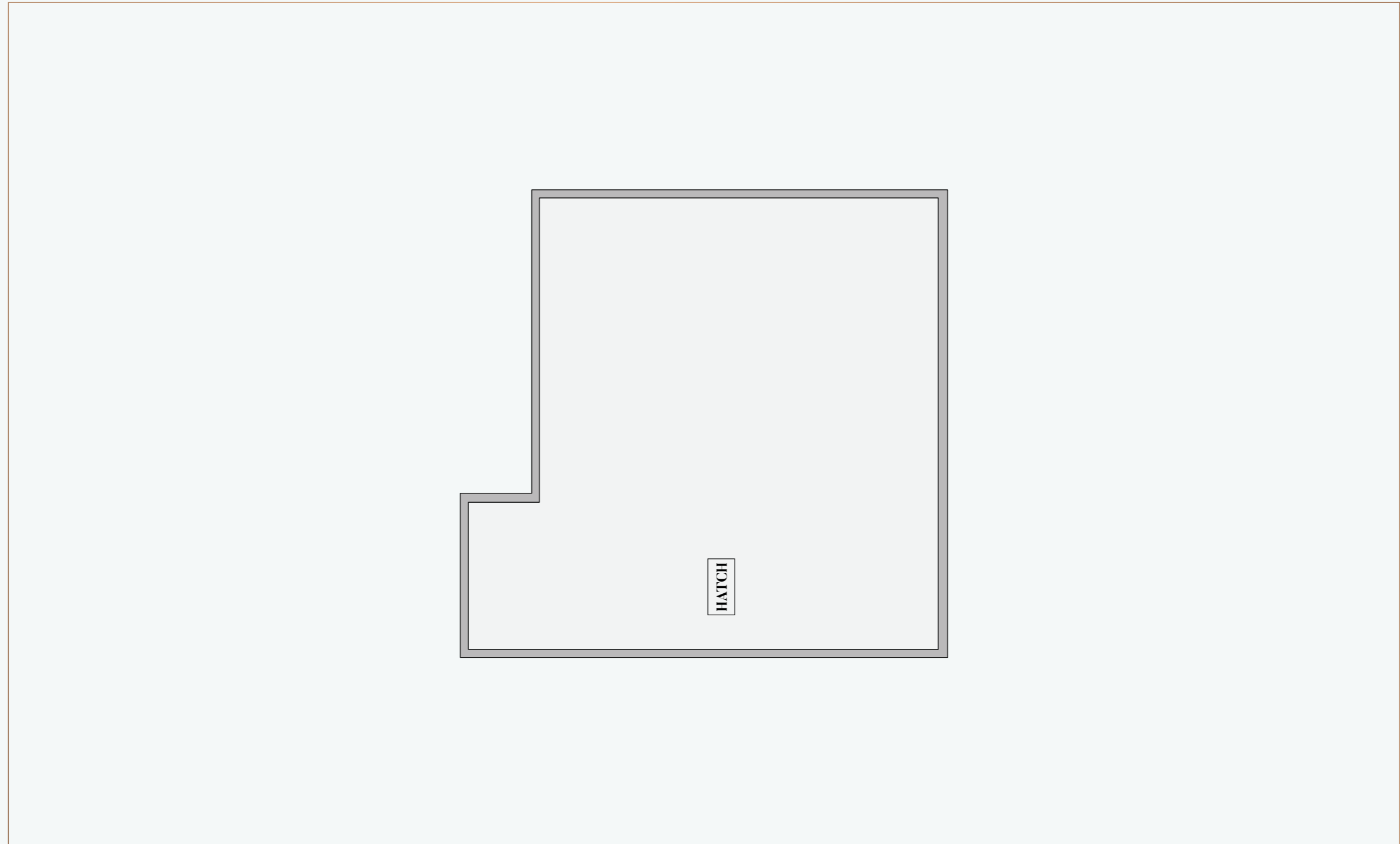
# Second Floor



Indicative floor plan. Not to scale.



# Loft



Indicative floor plan. Not to scale.

❖ 20 ❖



# The Vision

# The Arrival



Enhanced image.

# Open-plan Living Space



Computer Generated Image.



# Principal Bedroom Suite



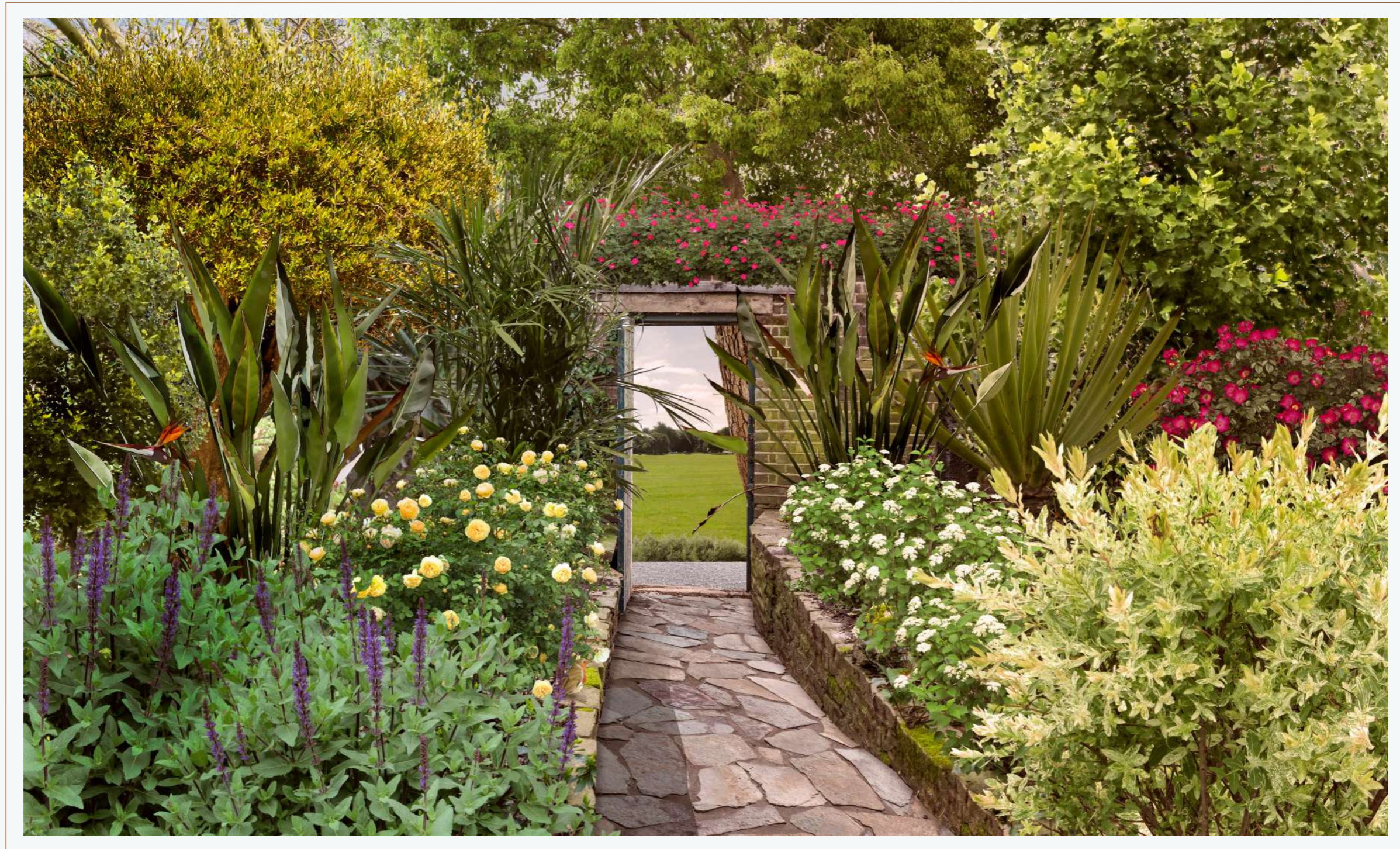
Computer Generated Image.

# Basement



Computer Generated Image.

## Garden Door Onto Primrose Hill



Enhanced image.

Proposed  
Configuration

<b>Second Floor</b>	Four Ensuite Bedrooms Tea Point / Linen Store
<b>First Floor</b>	Principal Bedroom With Double Ensuite And Double Dressing Room, Two Ensuite Bedrooms
<b>Ground Floor</b>	Open-Plan Living, Kitchen And Dining Area, Preparation Kitchen, Study, Cloak Room, Guest WC Double Garage, Large Garden
<b>Basement</b>	Swimming Pool, Gym, Sauna, Steam Room, Games Room, Home Cinema, Wine Store, Utility Room
<b>Ancillary</b>	Lift on each floor

# Site Plan



Indicative floor plan. Not to scale.



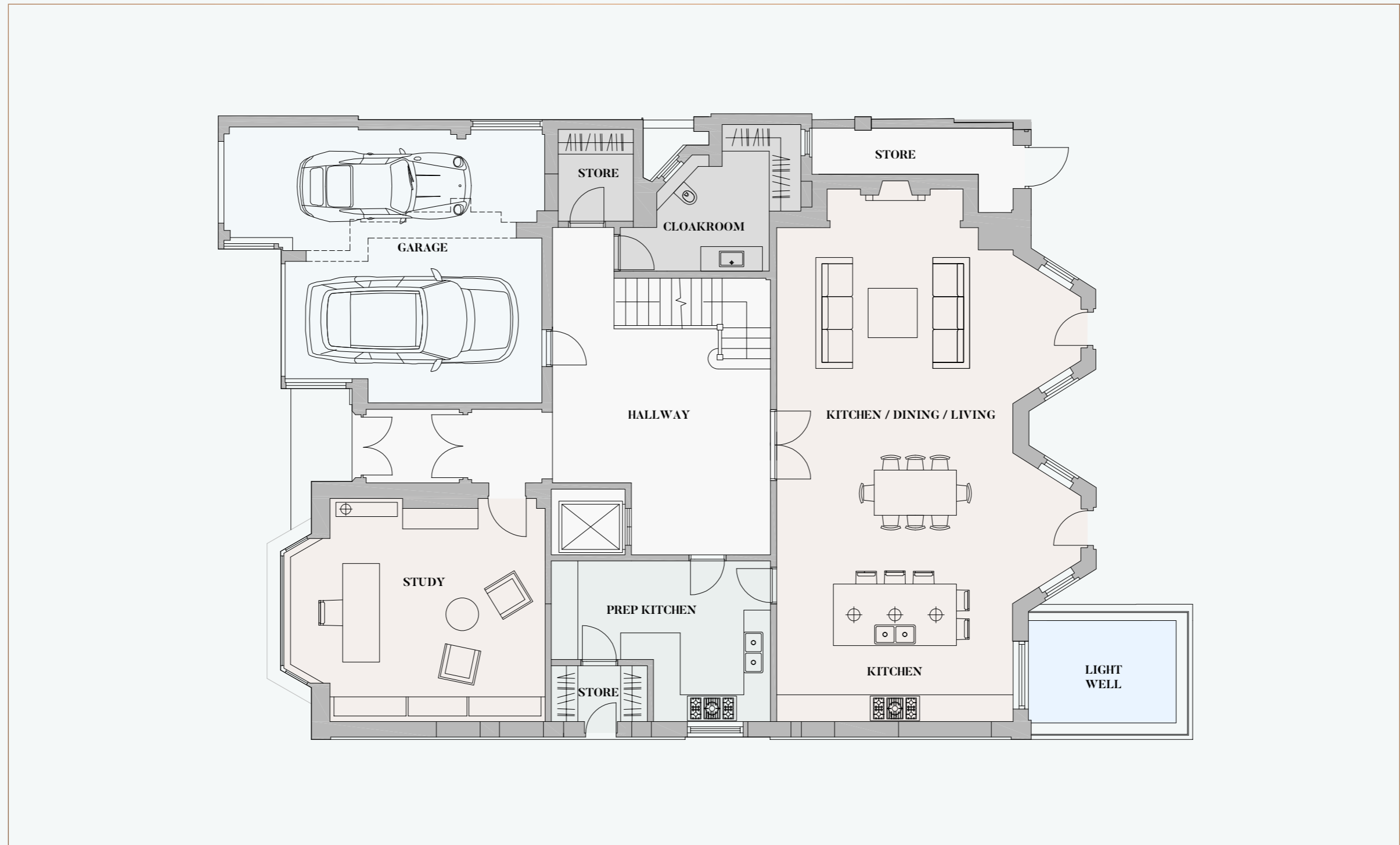
# Basement



Indicative floor plan. Not to scale.



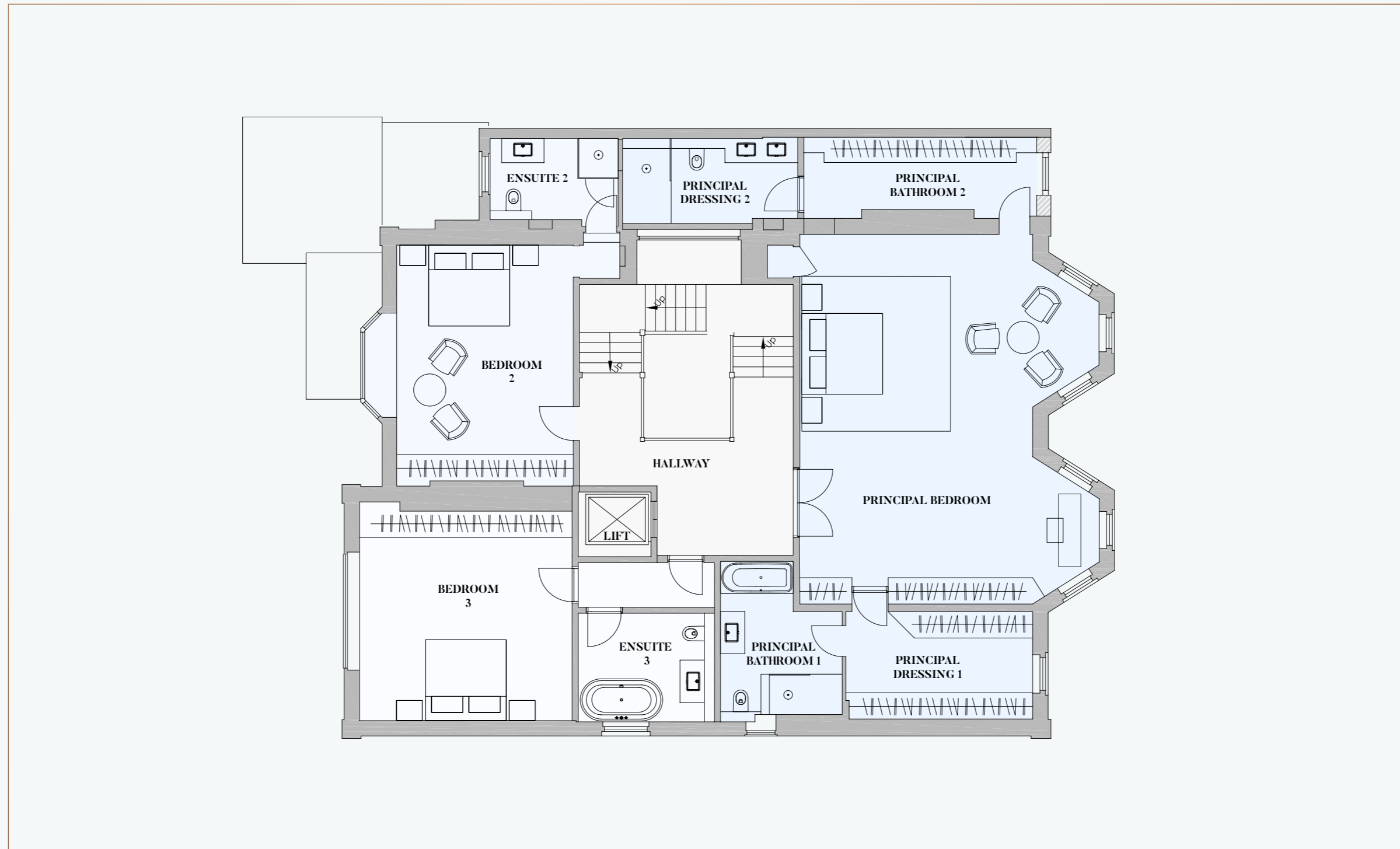
# Ground Floor



Indicative floor plan. Not to scale.



# First Floor

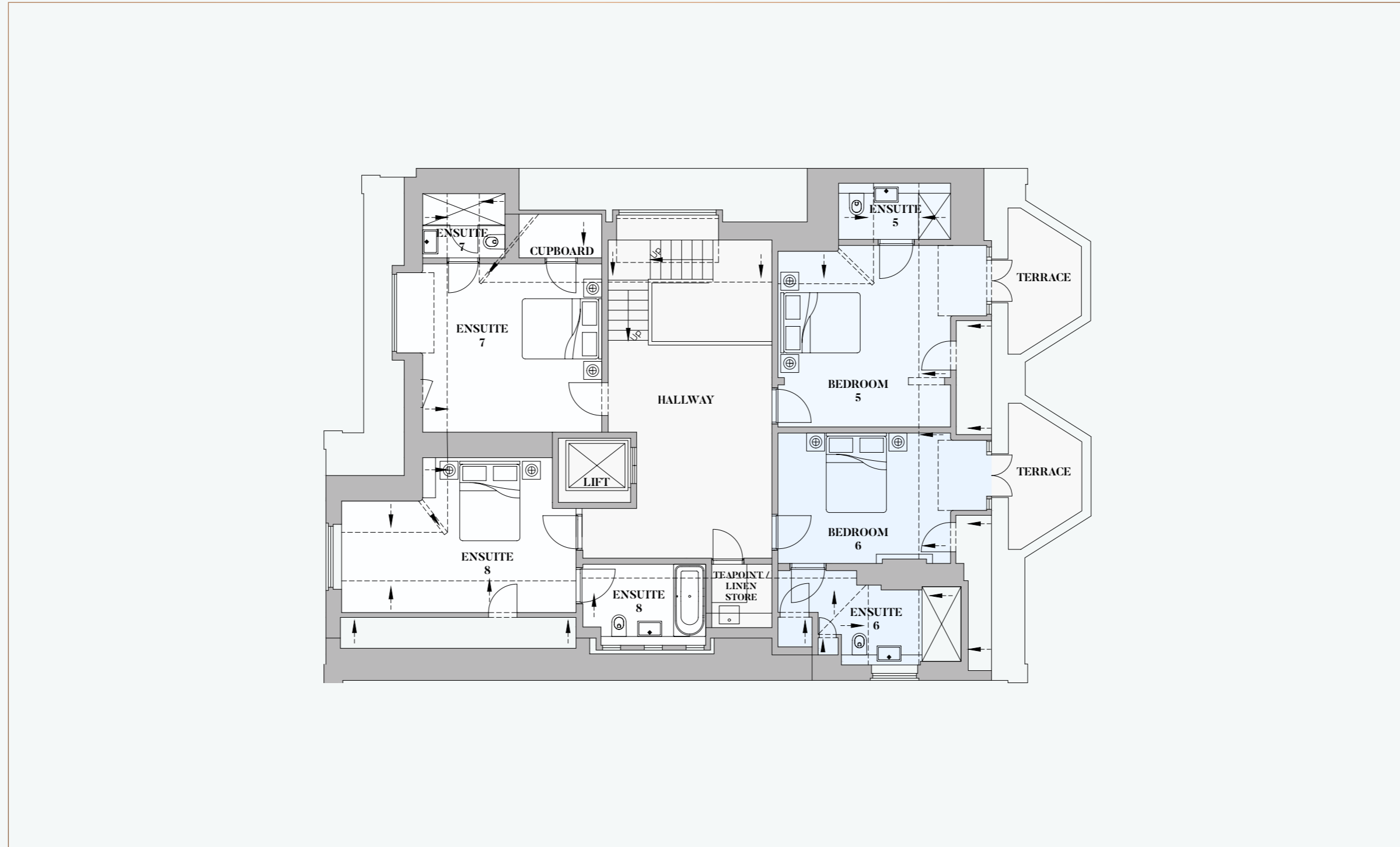


Indicative floor plan. Not to scale.





# Second Floor



Indicative floor plan. Not to scale.



Freehold  
Guide Price: £25,000,000  
Council Tax Band: H  
EPC Rating: F

Joint Sole Agents

St John's Wood  
**020 7586 2777**  
**[KnightFrank.co.uk](http://KnightFrank.co.uk)**



**IMPORTANT NOTICE**

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.