



Elsworthy Road | London | NW3

Asking Price - £1,300,000





This exceptional ground floor two bedroom apartment is set within an elegant period building on Elsworthy Road, offers a rare combination of scale, charm and exceptional outdoor space. Extending to approximately 99 sq m (1,075 sq ft), the apartment features high ceilings, two bedrooms, bathroom, a generous reception room with extraordinary fireplace and a separate kitchen. While the property would benefit from thoughtful modernisation, it retains a wonderful sense of grandeur and provides an ideal canvas for creating a truly special home.

A standout feature is its delightful private garden, stretching approximately 29 ft and opening directly onto beautifully maintained communal gardens.

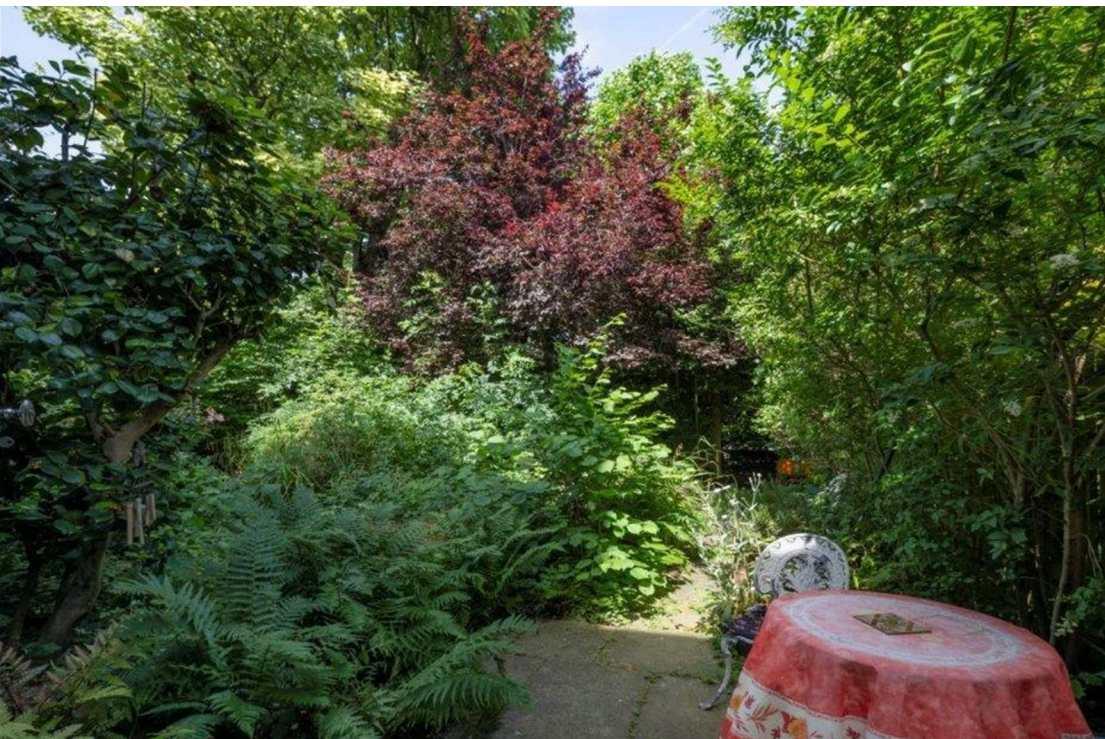
Perfectly positioned opposite the open expanses of Primrose Hill Park, the property is also just a short stroll from the heart of Primrose Hill Village, with its array of independent boutiques, caf  s, restaurants and everyday amenities. Excellent transport links provide easy access to the City and the West End, making this an exceptional opportunity in one of London’s most sought-after neighbourhoods.

- 2 bedroom apartment
- Beautiful reception
- Direct access to highly desirable private communal gardens
- Easy access to transport links
- High Ceilings
- Extraordinary period features
- Stunning private garden
- Close to local amenities
- Viewing highly recommended
- Residents parking

Local Authority: Camden  
Council Tax Band: G  
EPC: C  
Tenure: Leasehold 133 years remaining











The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive                                |         |           |

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