

WAYNE & SILVER



45 Elsworthy Road, London, NW3 3BS

Asking Price £15,950,000





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London, NW3 3BS

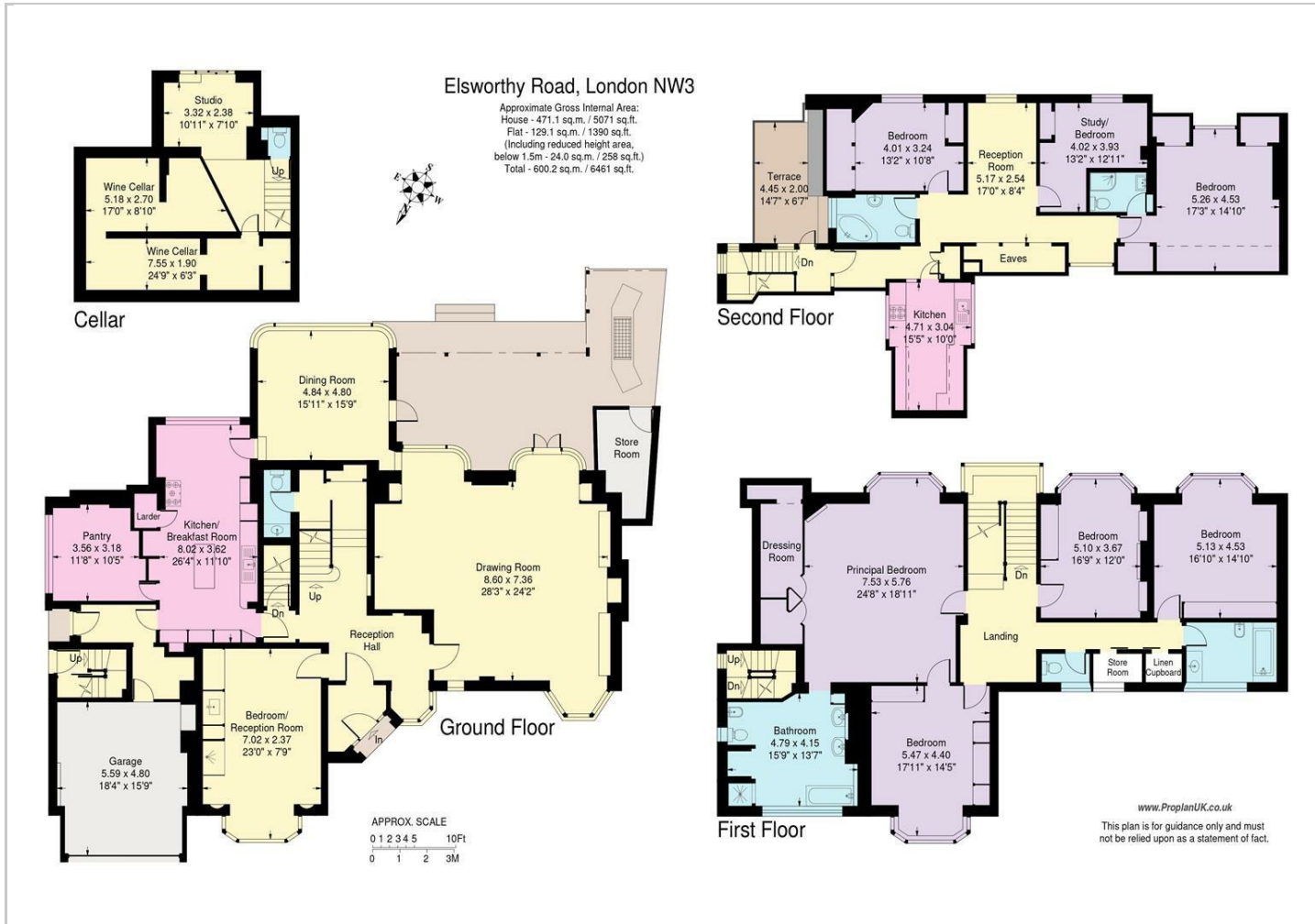
A unique opportunity to purchase a substantial detached double fronted house backing directly onto and overlooking Primrose Hill Park. The property provides 6,461 S Ft. of accommodation primarily over three floors and could be substantially extended subject to the relevant local consents. The property currently consists of four large reception rooms with high ceilings and wonderful original period features, stunning outlooks over landscaped gardens and light flooded rooms throughout owing to the southerly aspect. Coming to the market for the first time in over 50 years, the property requires complete refurbishment and allows the incoming purchaser to create one of the finest homes in Primrose Hill and St John's Wood. Built circa 1875 to 1911 The property is located on a private crescent off Elsworthy Road and offers secure off-street parking for several cars, a separate driveway as well as an integral garage.



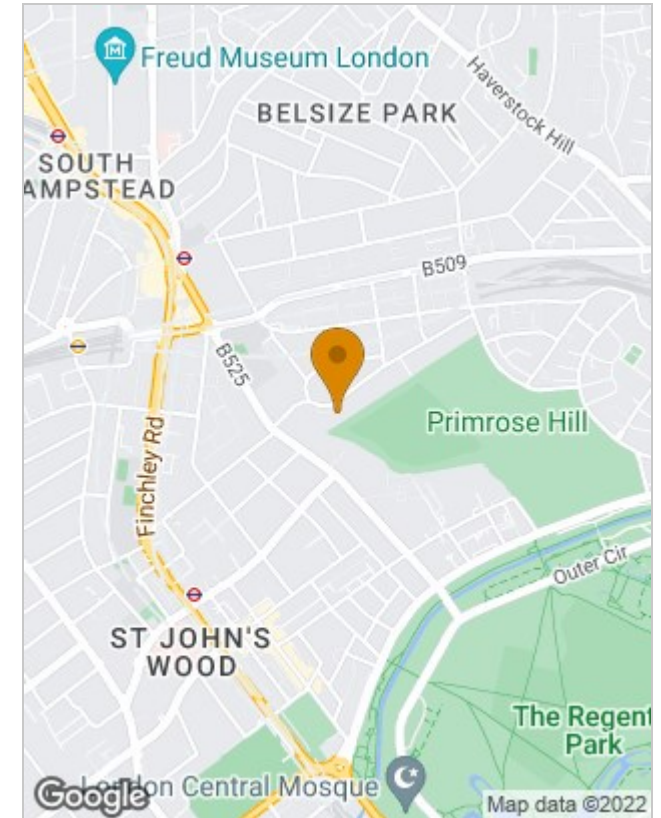




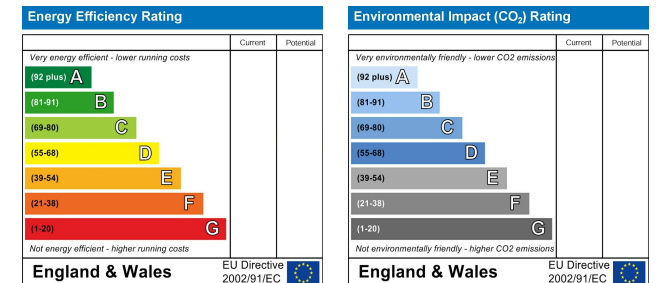
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Hampstead Sales Office on 020 7431 4488 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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