



# Elsworthy Road

Primrose Hill, NW3

£5,000 per month  
(£1,153.85 per week)

A spacious top floor (walk up) apartment in a converted house, set on the sought after Elsworthy Road just moments from Primrose Hill.

CHESTERTONS



# Elsworthy Road

Primrose Hill, NW3

- Second Floor Flat
- 3 Bedrooms, 2 Bathrooms
- Double Glazed, Entryphone System
- Next to Primrose Hill



A spacious top floor (walk up) apartment in a converted house, set on the sought after Elsworth Road just moments from Primrose Hill.

The property comprises large double reception room with ample eaves storage, three double bedrooms, two bathrooms (one en-suite) and fully fitted kitchen.

Additional benefits include access to a communal garden, double glazing, and entry phone system.

Pets may be considered at the landlords discretion.

**Minimum Term:** 12 months  
**Deposit Required:** £5,769.23  
**Local Authority:** Camden  
**Council Tax Band:** G  
**EPC Rating:** E  
**Unfurnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	50
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons St John's Wood Lettings*

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 London  
 NW8 6PL  
 stjohslettingsusers@chestertons.co.uk  
 02030408622  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

# Elsworthy Road NW3 3BU

Approx Gross Internal Area = 131.1 sq m / 1411 sq ft

Eaves = 10.8 sq m / 116 sq ft

Total = 141.9 sq m / 1527 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor

Second Floor

Ref

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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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