

ELSWORTHY ROAD, LONDON NW3 3BU



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Set within a substantial detached house backing onto extensive communal gardens, is this beautifully presented three bedroom first floor converted flat with the added bonus of parking. This spacious apartment of over 1260 sq ft, features high ceilings and has been finished to a high specification. Comprising a large reception room, with semi open plan kitchen and 3 double bedrooms.

Primrose Hill park is within a short walk, as are the amenities of St John's Wood and Swiss Cottage. The nearest underground stations are Swiss Cottage Jubilee Line (0.4 miles) and Chalk Farm Northern Line (0.7 miles).

- 3 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • 1 RECEPTION • OPEN PLAN KITCHEN • GUEST CLOAKROOM • COMMUNAL GARDEN • OFF STREET PARKING FOR 1 CAR

EPC Rating: C Council Tax Band: G

£1,500 PER WEEK
UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

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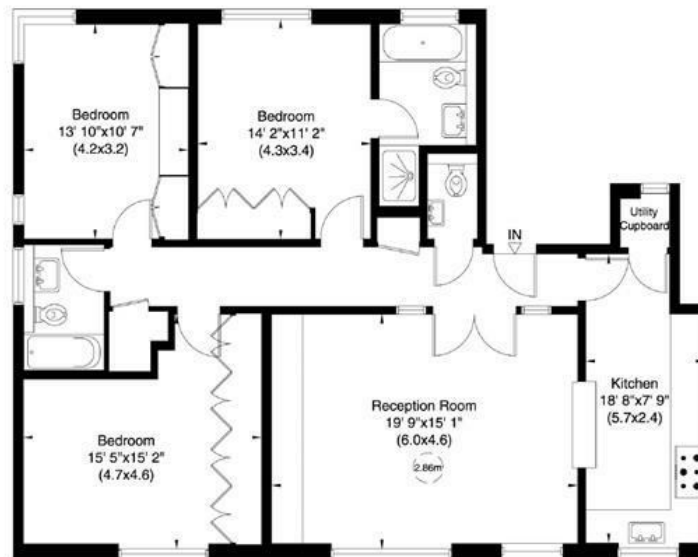
Elsworthy Road, NW3

Gross internal area (approx.)
118 Sq m (1266 Sq ft)

For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).