



## Elsworthy Road, Primrose Hill NW3

**PHILLIPS  
HARROD**  
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET  
LONDON NW1 OAG

45 CIRCUS ROAD  
LONDON NW8 9JH

## Sole Agent

An exceptional semi-detached family home with a magnificent landscaped rear garden and off street parking - providing 3,721 sq ft (345.7 sq m) of spacious and versatile living accommodation. Arranged over five expansive floors, this home seamlessly blends timeless period features with modern luxury, boasting impressively high ceilings and much of its original period charm. The property features an elegant reception room with floor to ceiling doors, a second reception which flows into a fully fitted kitchen/breakfast room, leading onto the gym with direct access to the landscaped 75' garden. The principal floor is complete with a spacious dressing room, separate private study and a luxurious en-suite bathroom. Additionally, there are four more generously sized bedrooms and two further bathrooms, ensuring ample space for family and guests, complete with a balcony on the top floor with far reaching views.

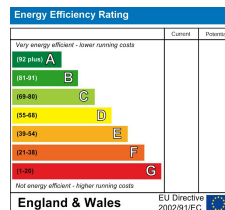
Located in this enviable Primrose Hill location, the house is situated only moments from Primrose Hill Village with its wide selection of bespoke shops, boutiques, restaurants, street cafes, whilst within easy reach of transport links to the city and West End.

**ASKING PRICE:** £7,250,000

**TENURE:** Freehold

**EPC RATING:**

**COUNCIL TAX BAND:**



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**0207 1234 152**

<http://www.phillipsharrod.com>

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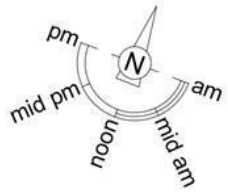






# Elsworthy Road, NW3

Approximate Gross Internal Area = 3755 sq ft / 348.9 sq m  
 Restricted Height = 221 sq ft / 20.5 sq m  
 Total = 3976 sq ft / 369.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

