



## Elsworthy Road, Primrose Hill, NW3 £3,900 Per Month Furnished

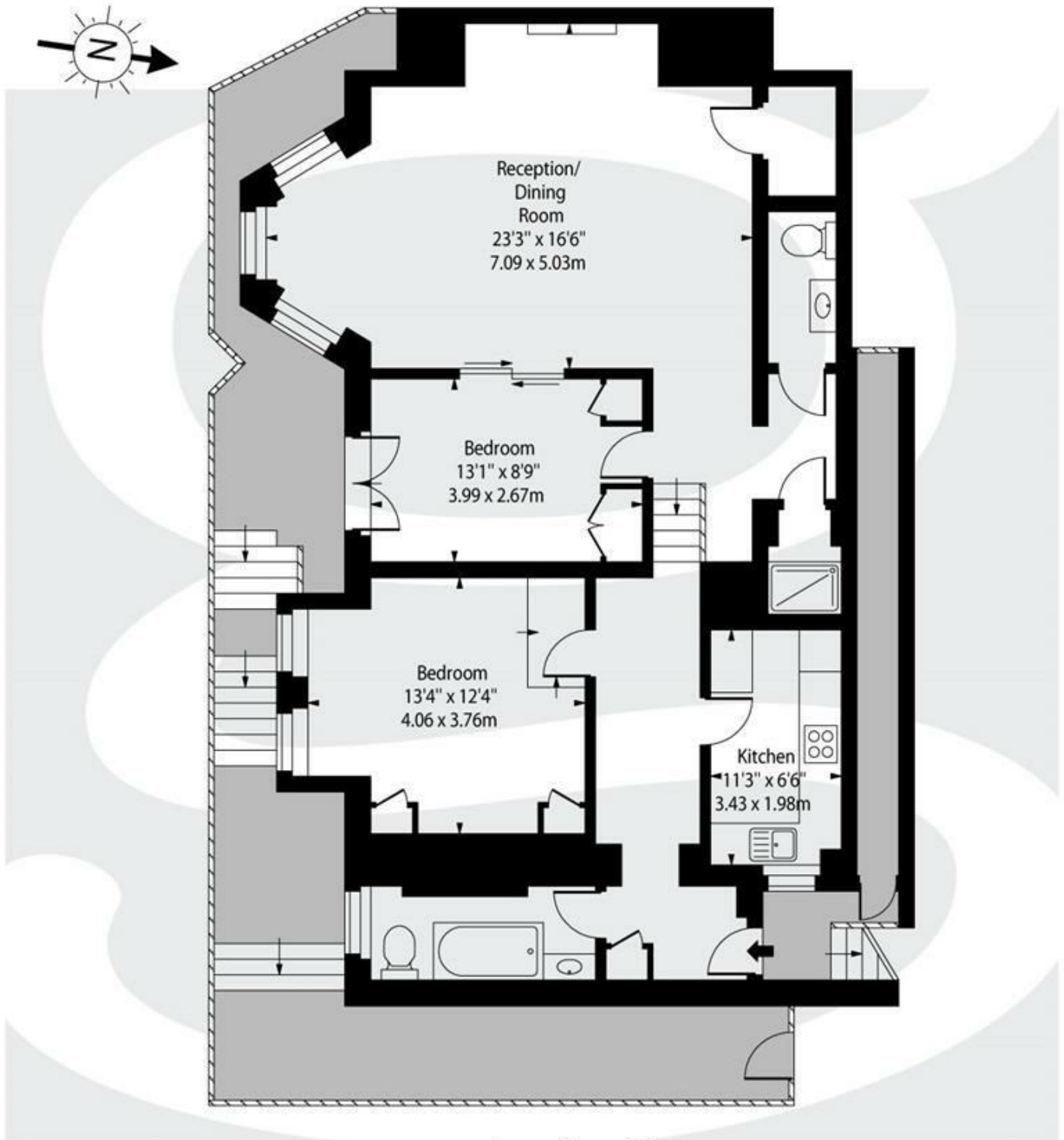
Seconds From Primrose Hill, the apartment is accessed via a private entrance and occupies the entire ground floor of this beautiful period house.

Comprising a spacious reception room with bay window and wooden floors, a separate and fully equipped kitchen, two double bedrooms, a family bathroom, a shower room and ample storage.

Located in this enviable spot, the house is situated only a short stroll from Primrose Hill Village and it's wide selection of bespoke shops, boutiques, restaurants and cafés whilst within easy reach of transport links to the City and West End. St John's Wood High Street is 0.9 miles with the Underground Station being 0.6 miles away.



Elsworthy Road,  
Primrose Hill, NW3



Lower Ground Floor

Approx Gross Internal Area

1020 Sq Ft - 94.76 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.39997

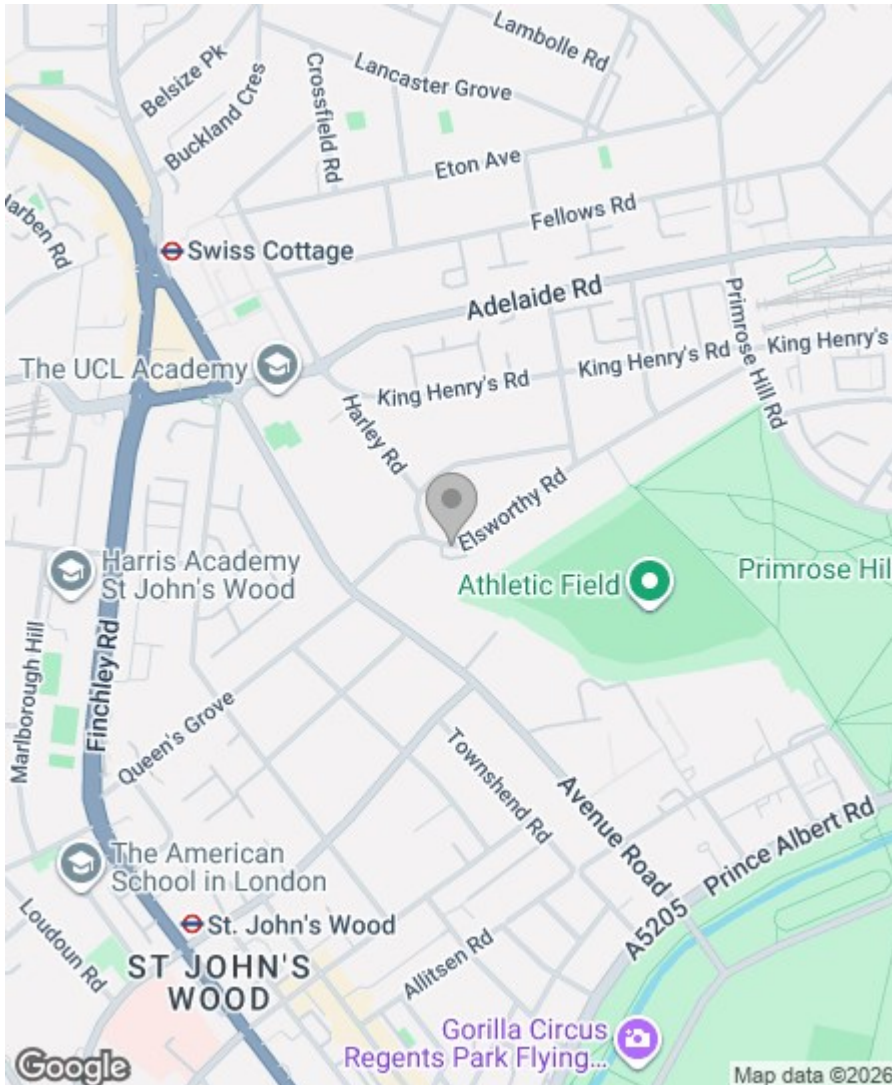
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview

|            |                    |
|------------|--------------------|
| Location   | Primrose Hill, NW3 |
| Price      | £3,900 Per Month   |
| Bedrooms   | 2                  |
| Bathrooms  | 2                  |
| Receptions | 1                  |
| Council    | Camden             |
| Tax Band   | G                  |
| Furnishing | Furnished          |

## Key Features

- 2 Bedrooms
- 1 Bathroom
- 1 shower room
- Behind Primrose Hill
- High ceilings & wooden Floors
- 1 Shower Room
- New Separate Kitchen
- Close to Transport Links
- Small rear patio



## 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>                            |                         | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 54                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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