

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



ELSWORTHY ROAD
PRIMROSE HILL
LONDON
NW3

LEASEHOLD 66 YEARS
GUIDE PRICE £1,700,000
SUBJECT TO CONTRACT

SOLE AGENT

SERVICE CHARGE APPROX
£3,000 PA

An extremely rare opportunity to purchase a very special two bedroom apartment situated on the ground floor of a substantial detached period residence situated on this highly sought after road located off Avenue Road and adjacent to Primrose Hill.

The apartment (82 square metres/883sq.ft.) benefits from its own private garden which leads to magnificent communal gardens. In addition to which the property features numerous beautiful period detailing and stylish décor, residents permit parking is available by application and the property is available with vacant possession.

Elsworthy Road is enviably located close to two of London's finest Royal Parks (Primrose Hill and Regent's Park), and further benefits from being within close proximity to all of the cosmopolitan amenities of both Primrose Hill Village and St John's Wood High Street.

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- One Further Bedroom
- Reception Room
- Separate Kitchen

AMENITIES

- Private garden
- Direct access to stunning communal gardens
- Resident Permit Parking

COUNCIL TAX

Camden (Band G)

EPC RATING:

D

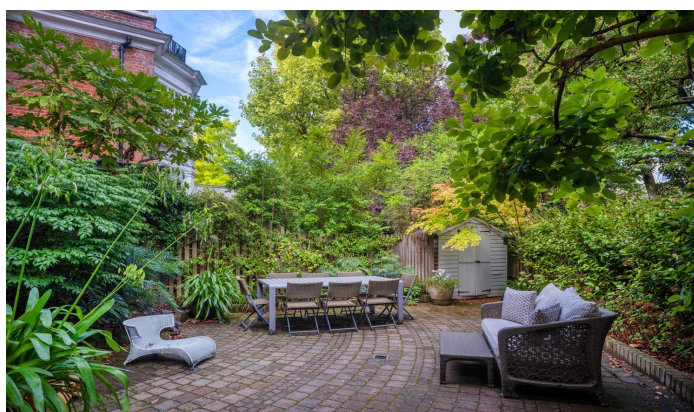
IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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Elsworthy Road, NW3

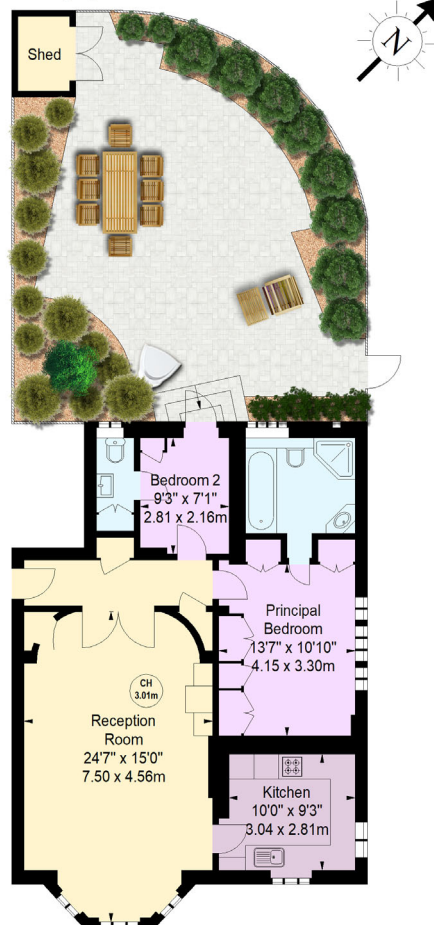
Approximate gross internal area

883 sq ft / 82.03 sq m

(Excluding Shed)

Shed = 24 sq ft / 2.23 sq m

Key :
CH - Ceiling Height



Ground Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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