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



**ELSWORTHY ROAD
LONDON
NW3**

LEASEHOLD

**ASKING PRICE £1,995,000
SUBJECT TO CONTRACT**

SOLE AGENT

This beautiful apartment is situated on the ground floor of this period block in Elsworthy Road, benefiting from its own private garden and further communal garden. The flat benefits from two bedrooms, one bathroom, a large living room and separate kitchen spanning over 99.8 Sq M / 1,075 Sq foot. The private garden is approximately 29 foot in length.

Elsworthy Road is situated directly opposite Primrose Hill Park and is within walking distance of Primrose Hill Village, with its wide selection of bespoke shops, boutiques, restaurants and street cafés, whilst within easy reach of transport links to the City and the West End.



ACCOMMODATION

- Living Room
- Separate Kitchen
- Principle Bedroom
- Second Bedroom
- Bathroom
- Private Garden
- Communal Garden

AMENITIES

- Intercom Entry
- Private Garden
- Communal Garden

COUNCIL TAX

Camden (Band)

EPC RATING:

TBC

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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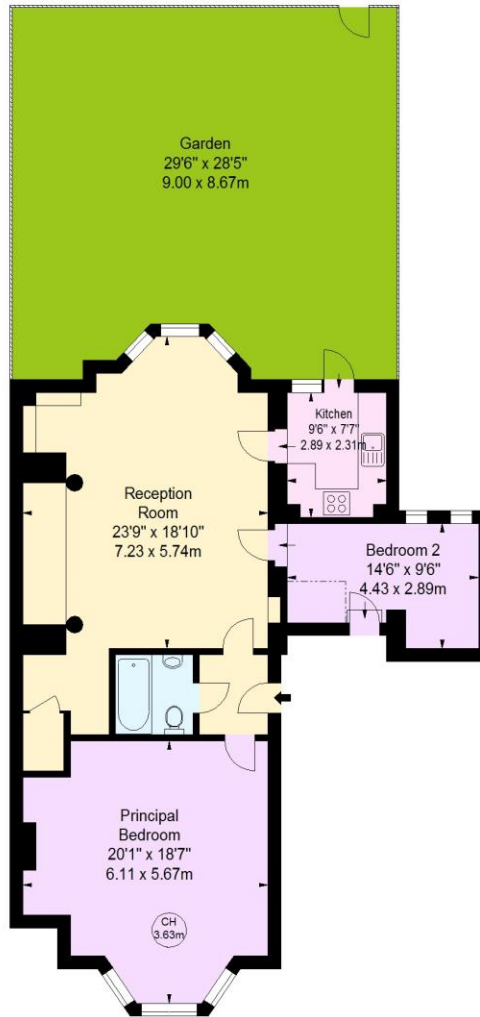
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Elsworthy Road, NW3
Approximate gross internal area
1075 sq ft / 99.87 sq m

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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