

# ASTON CHASE



**ELSWORTHY ROAD**  
55 Primrose Hill, London, NW3

**ASKING PRICE**  
£4,950 per week

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## ELSWORTHY ROAD

A newly renovated six bedroom, five bathroom family home located in this enviable Primrose Hill location. The property offers spacious living accommodation and benefits from an outdoor swimming pool and generous off street parking.

Elsworthy Road is located on the favoured east side of St John's Wood within close proximity to all the amenities of St John's Wood High Street, St John's Wood Underground Station (Jubilee Line) and to the open spaces of both Primrose Hill and Regent's Park.

## ACCOMMODATION

Principal Bedroom Suite comprising of Bedroom, En-suite Bathroom and Reception Room, Four Further Double Bedrooms, Single Bedroom, Three Further Bathrooms (Two En-suite), Reception Room, Dining Room, Fully Fitted Kitchen, Nanny Annexe, Guest Cloakroom

## AMENITIES

Patio Garden, Swimming Pool, Off-Street Parking for Three Cars



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Elsworthy Road, NW3

Approximate gross internal area

3486 sq ft / 323.85 sq m  
(including Shed)

Shed  
5.11 sq m / 55 sq ft



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	<b>72</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## IMPORTANT NOTICE

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