



ELLIOTT SQUARE

Primrose Hill
London
NW3

Asking Price
£2,700,000

Joint Sole Agent

Forming part of the sought-after Chalcots Estate, this well-positioned end-of-terrace home on Elliott Square is just a short stroll from both Swiss Cottage and the green open spaces of Primrose Hill.

Recently enhanced with an additional storey, the property now offers five/six bedrooms, alongside off-street parking for two cars and a south-facing rear garden.

ASTON CHASE

67-71 Park Road
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NW3

Asking Price
£2,700,000
Subject To Contract

Joint Sole Agent

Freehold

Extending to approximately 2,346 sq ft, the bright and generously proportioned accommodation includes a striking 42 ft x 17 ft open-plan reception, dining and kitchen space spanning the entire ground floor. The first floor provides an additional reception/family room, a principal bedroom with en-suite shower room, two further bedrooms (one with en-suite), and a family bathroom. The top floor offers an impressive 29 ft x 18 ft open-plan space, complemented by a guest cloakroom.

Ideally located for excellent transport links, the property is within easy reach of Swiss Cottage Underground Station (Jubilee Line) and Chalk Farm Underground Station (Northern Line), as well as the boutique shops, restaurants and cafés of England's Lane and Primrose Hill Village.



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ACCOMMODATION

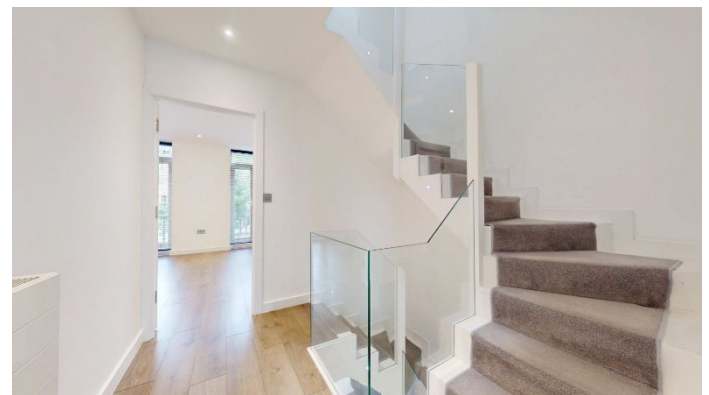
- End-of-terrace house within the Chalcots Estate
- Five/six bedrooms (flexible layout due to top-floor open space)
- Principal bedroom with en-suite shower room
- Two additional bedrooms on the first floor (one with en-suite shower room)
- Further bedroom accommodation on the upper floors
- Family bathroom

AMENITIES

- Off-street parking for two cars
- South-facing rear garden
- Additional recently added storey
- Bright and spacious modern interiors throughout
- Flexible living accommodation suitable for family use, home working or additional bedrooms
- Excellent transport links nearby: Swiss Cottage (Jubilee Line)

COUNCIL TAX: H

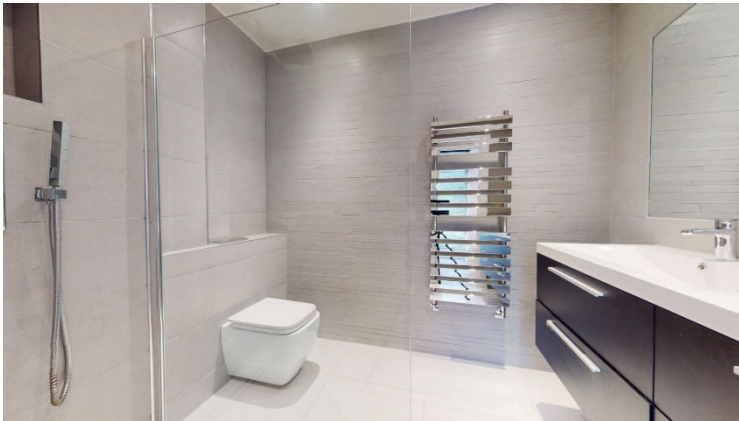
EPC RATING: 72



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Elliott Square, London, NW3

Approximate Gross Internal Floor Area = 217.9 sq m / 2346 sq ft

Ground Floor Area = 67.9 sq m / 732 sq ft

First Floor Area = 51.0 sq m / 549 sq ft

Second Floor Area = 51.0 sq m / 549 sq ft

Third Floor Area = 47.9 sq m / 516 sq ft

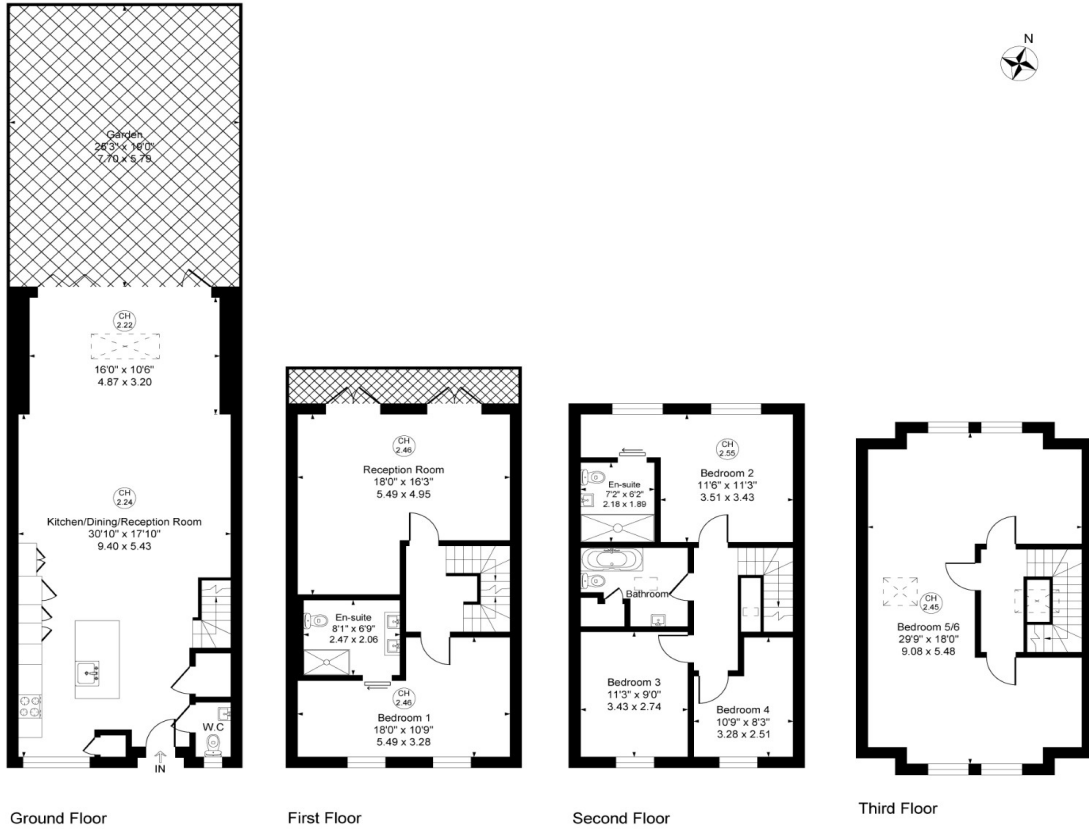


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.