



20
ELSWORTHY
ROAD

PRIMROSE HILL NW3



THIS APARTMENT FORMS PART OF AN EXCEPTIONAL NEW DEVELOPMENT OF FOUR NEWLY CONSTRUCTED HOMES, BUILT IN AN ARTS & CRAFT STYLE.

20 Elsworthy Road is the trophy apartment within the development providing 295.9 sq m/3,185 sq ft of family accommodation arranged over two floors. The apartment benefits from a 29ft private rear terrace in addition to a secure lock up garage located to the rear of the property.







ACCOMMODATION

- Large Entrance Hall
- Study
- Reception Room with Adjoining Bar
- Large Kitchen/Dining Area
- Guest Cloakroom
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- 3 Further Bedrooms each with En-Suite Shower Rooms
- Large Utility Room
- Storage Room/Plant Room
- 2 Lower Ground Floor Light Wells

AMENITIES

- Chesney Working Gas Fireplaces to Main Reception Rooms
- Comfort Cooling and Underfloor Heating
- Lutron Lighting and In House Management Crestron System









THE PROPERTY IS LOCATED WITHIN EASY WALKING DISTANCE OF PRIMROSE HILL AND THE SHOPS AND RESTAURANTS OF PRIMROSE HILL VILLAGE. THE NEAREST UNDERGROUND STATIONS ARE CHALK FARM (NORTHERN LINE) AND SWISS COTTAGE (JUBILEE LINE) BOTH OF WHICH ARE WITHIN 900 METRES WALKING DISTANCE OF THE DEVELOPMENT.

Primrose Hill is an iconic London landmark offering stunning panoramic views of London. It is an exclusive residential area and is home to many prominent residents, particularly attracting people in the creative fields.

Primrose Hill Village provides an eclectic range of shops, restaurants, cafés and pubs and is within close proximity of central London and neighbour areas including Belsize Park, Camden, St John's Wood and Regent's Park.

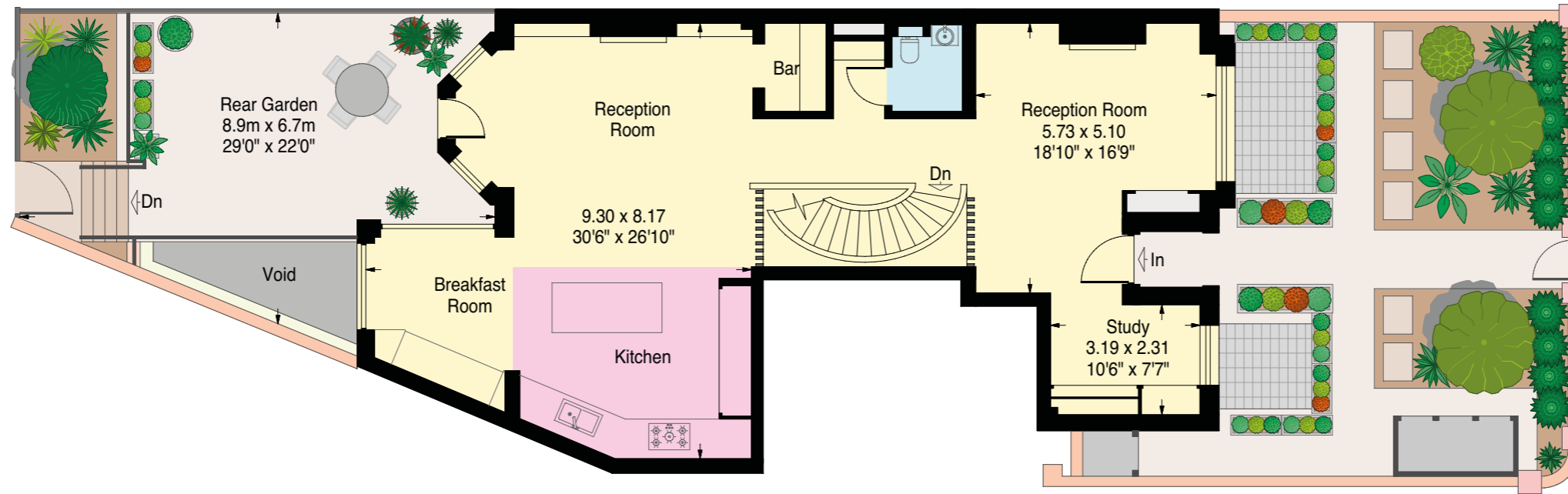
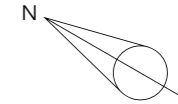
APPROXIMATE GROSS INTERNAL AREA: 295.9 SQ.M. (3,185 SQ.FT.)

(Not including garage or external plant rooms)

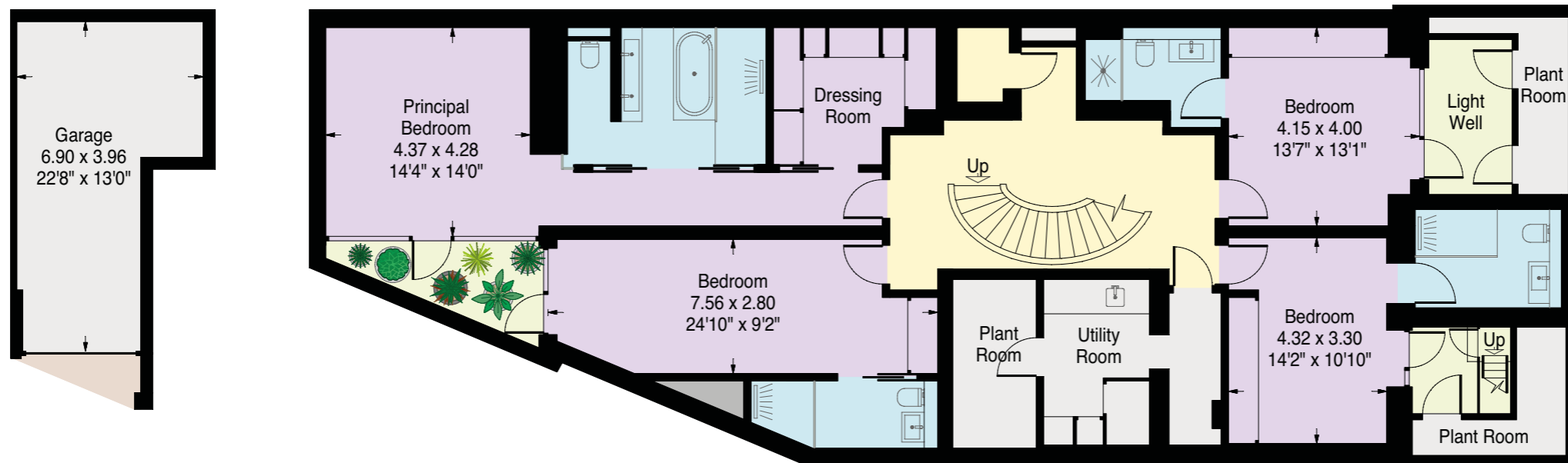
Garage - 21.5 sq.m. (231 sq.ft.)

Plant Rooms - 9.0 sq.m. (197 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact.



GROUND FLOOR



LOWER GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

SHARE OF FREEHOLD
SERVICE CHARGE: £12,167.91 PER ANNUM
ASKING PRICE: £5,250,000

JOINT SOLE AGENT

ASTON CHASE

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VIEW THE 3D VIRTUAL TOUR



VIEW THE PROPERTY VIDEO

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.