



COMPUTER GENERATED IMAGE

ELSWORTHY ROAD

PRIMROSE HILL LONDON NW3

A RARE OPPORTUNITY TO ACQUIRE A DETACHED RESIDENCE IN

ONE OF PRIMROSE HILL'S MOST DISTINGUISHED TREE-LINED AVENUES,

WITH FULL PLANNING PERMISSION SECURED TO CREATE AN EXCEPTIONAL FAMILY HOME OF 8,500 SQ FT SITUATED IN ONE OF THE LARGEST PLOTS ON THE ROAD.



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ELSWORTHY ROAD FORMS PART OF THE EARLY 20TH-CENTURY EXPANSION OF PRIMROSE HILL, AN AREA CHARACTERISED BY SUBSTANTIAL DETACHED HOUSES SET WITHIN GENEROUS PLOTS. NUMBER 68 WAS ORIGINALLY CONSTRUCTED BY THE DISTINGUISHED DEVELOPER WILLIAM WILLETT, WHOSE HOUSES HELPED DEFINE THE ARCHITECTURAL CHARACTER OF THIS PART OF NW3.

WILLETT WAS KNOWN FOR HIS HIGH STANDARDS OF CRAFTSMANSHIP, BALANCED PROPORTIONS AND ENDURING ARTS & CRAFTS DETAILING,

AND HIS HOMES REMAIN AMONG THE MOST SOUGHT-AFTER PERIOD PROPERTIES IN THE AREA.

ACCOMMODATION

- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE BATHROOM
- FIVE FURTHER BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- DRAWING ROOM
- DINING ROOM
- 3 FAMILY BATHROOMS
- GUEST CLOAKROOM
- UTILITY ROOM

AMENITIES

- PRIME PRIMROSE HILL (NW3) ADDRESS
- ORIGINALLY BUILT BY WILLIAM WILLETT
- DETACHED ARTS & CRAFTS RESIDENCE
- APPROX. 0.33 ACRE PLOT
- FULL PLANNING CONSENT SECURED
- APPROX. 8,500 SQ FT PROPOSED ACCOMMODATION
- ARRANGED OVER FOUR FLOORS
- BASEMENT LEISURE FACILITIES (CONSENTED)
- OFF-STREET PARKING FOR 4 CARS



THE APPROVED PLANNING CONSENT PROVIDES FOR A COMPREHENSIVELY RECONFIGURED RESIDENCE EXTENDING TO APPROXIMATELY 8,500 SQ FT, INCORPORATING GENEROUS FORMAL AND INFORMAL RECEPTION ROOMS, 6-7 BEDROOM SUITES AND A SUBSTANTIAL LEISURE COMPLEX INCORPORATING SWIMMING POOL, GYM AND MEDIA ROOM.

THE SCHEME ENHANCES AND REBALANCES THE ARCHITECTURAL COMPOSITION WHILE PRESERVING THE CHARACTER AND INTEGRITY OF THE ORIGINAL HOUSE.



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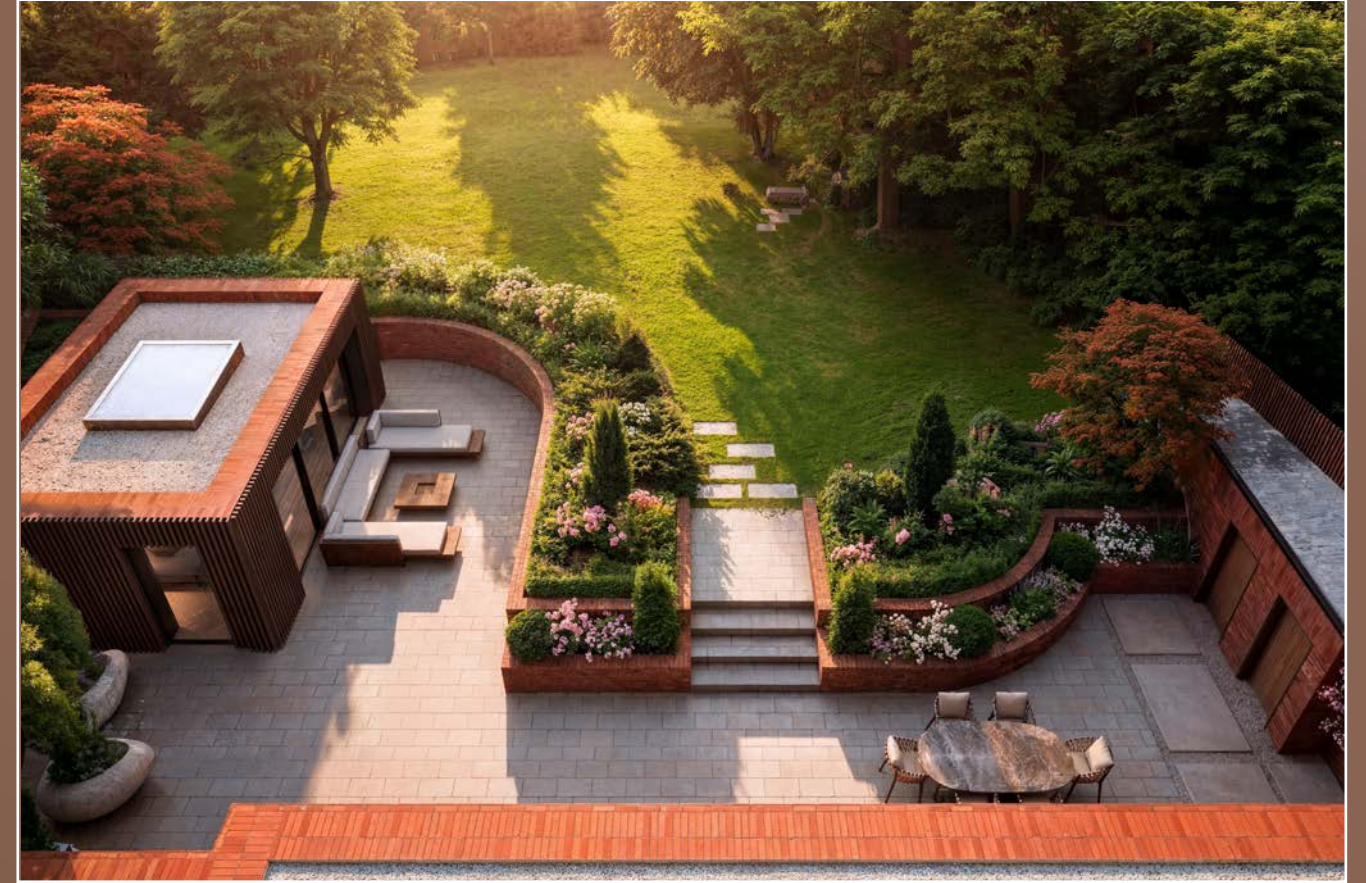
OCCUPYING A MATURE PLOT OF
APPROXIMATELY 0.33 ACRES,

THE PROPERTY BENEFITS FROM ONE OF THE LARGEST REAR GARDENS ON THE STREET

AND SECURE OFF-STREET PARKING
FOR MULTIPLE VEHICLES.

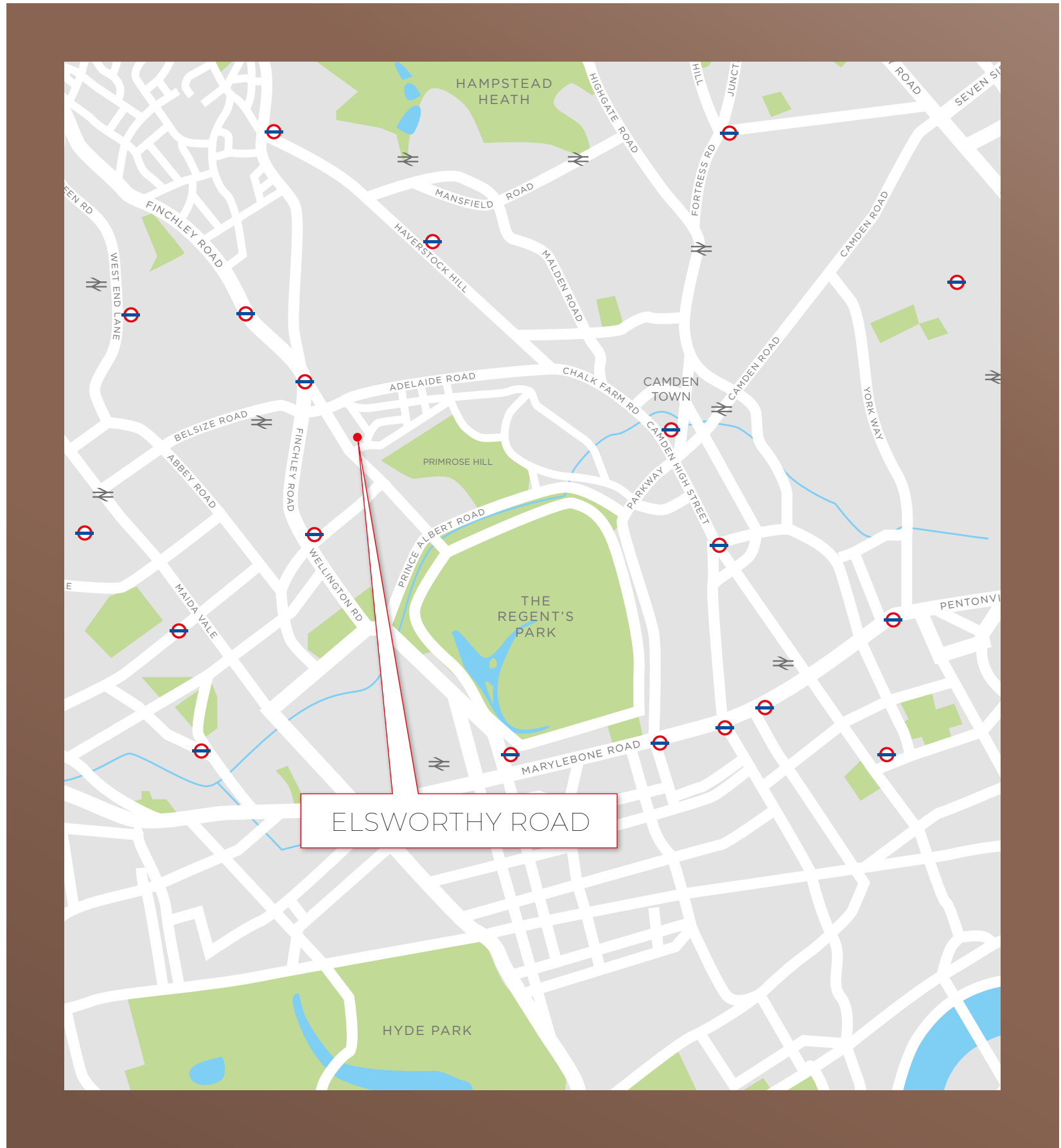


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ELSWORTHY ROAD IS A WIDE TREE LINED AVENUE RUNNING BETWEEN AVENUE ROAD (APPROXIMATELY 0.2 MILES) TO THE WEST, AND PRIMROSE HILL ROAD (APPROXIMATELY 0.8 MILES) TO THE EAST. AVENUE ROAD & REGENT'S PARK PROVIDE EASY ACCESS TO THE WEST END (APPROXIMATELY 2.8 MILES) AND THE CITY (APPROXIMATELY 4.4 MILES)



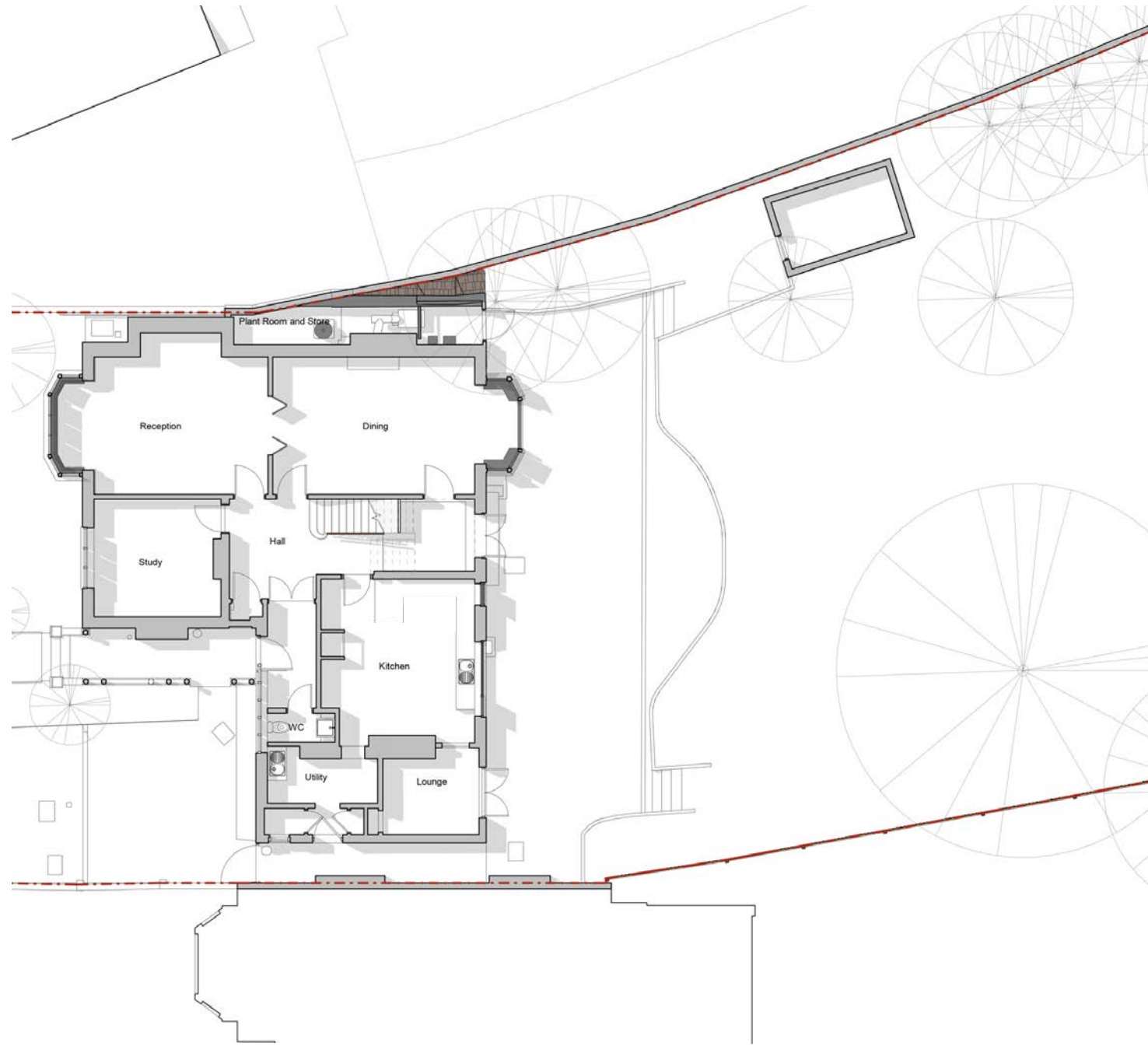


EXISTING SITE PLAN



PROPOSED SITE PLAN

Scale 1:200 @ A1 16m
--- Site Boundary
--- Existing Building Footprint

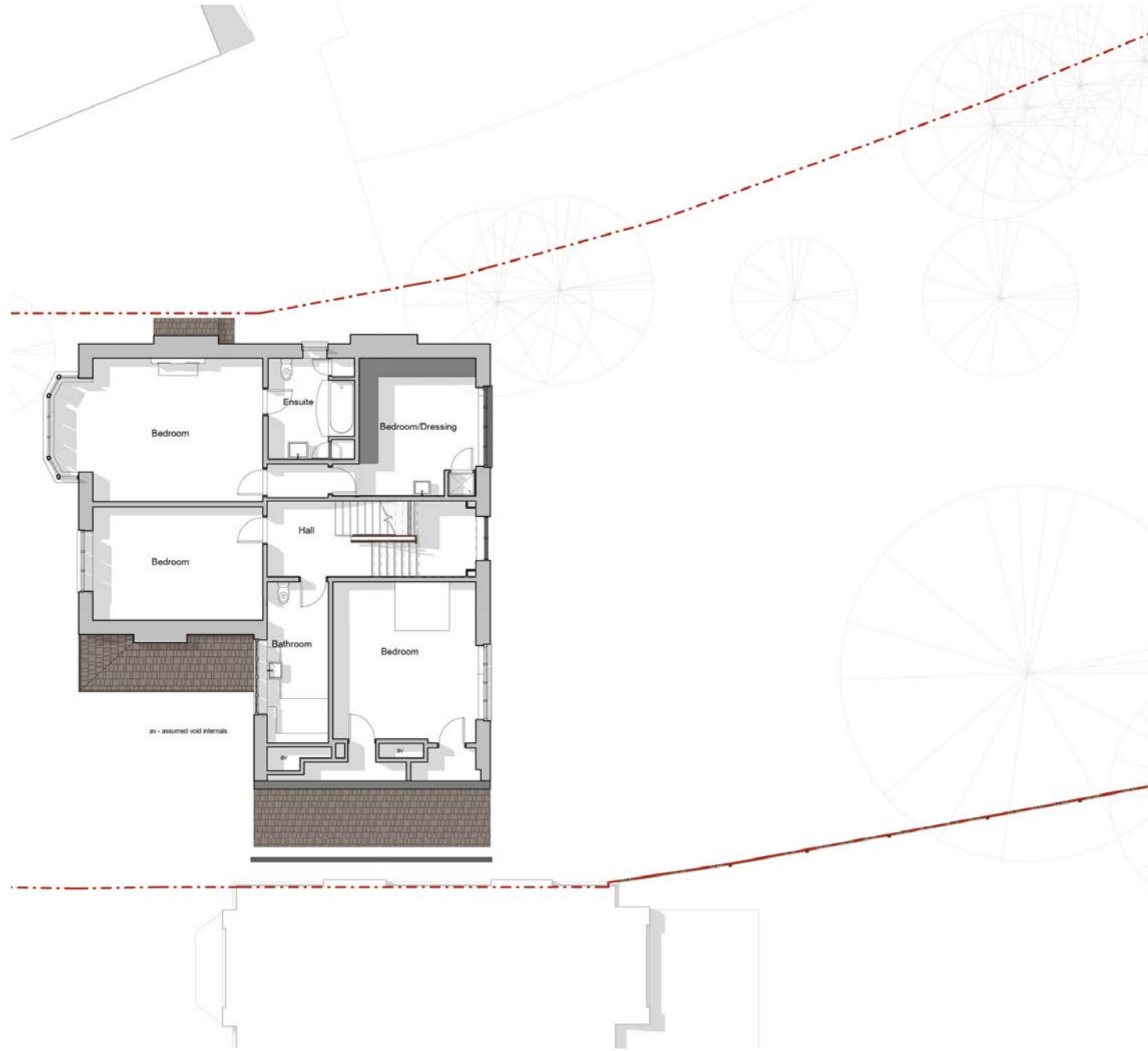


EXISTING GROUND FLOOR

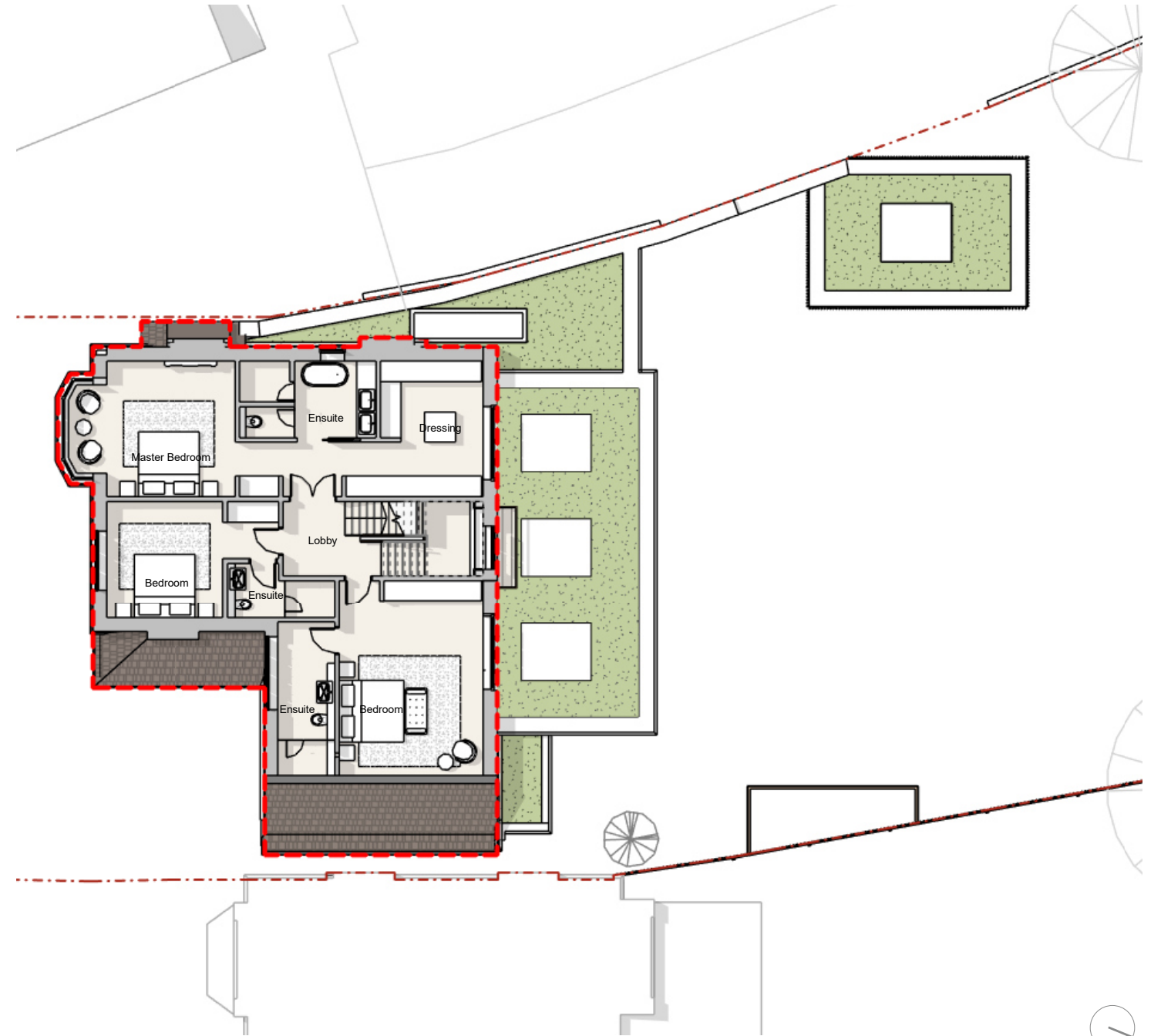


PROPOSED GROUND FLOOR

Scale 1:100 @ A1 8m
- - - Site Boundary
- - - Existing Building Footprint

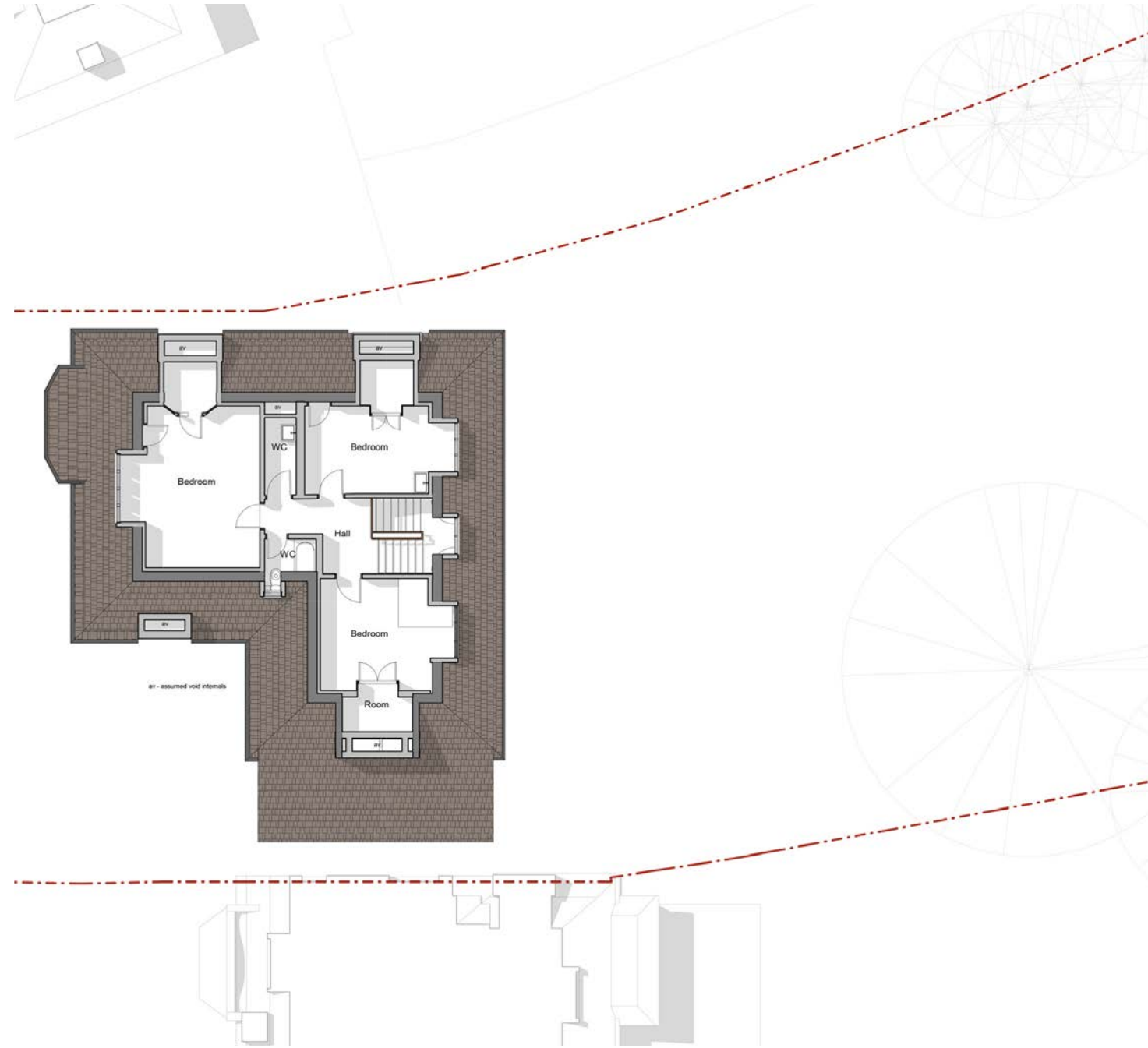


EXISTING FIRST FLOOR

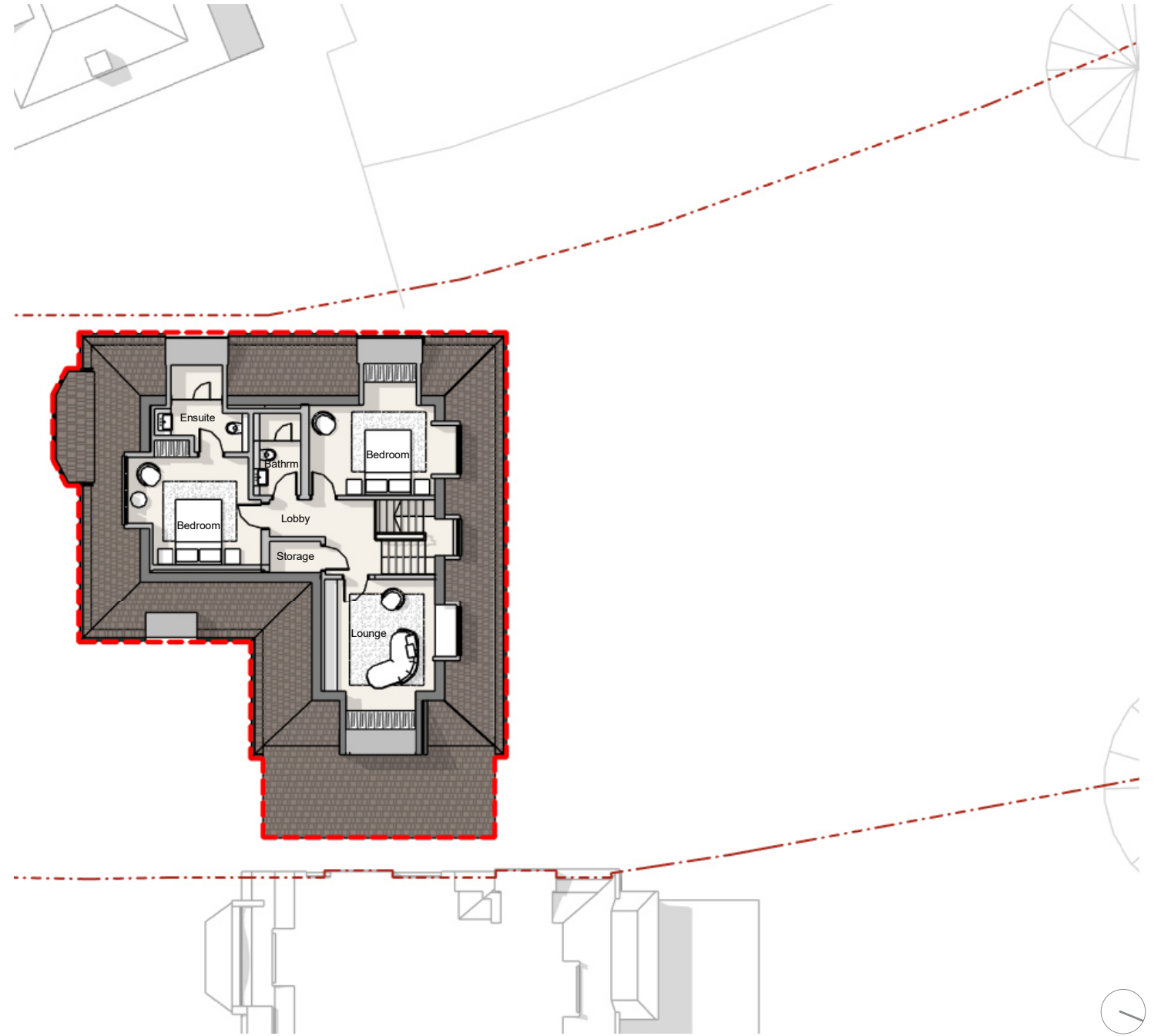


PROPOSED FIRST FLOOR

Scale 1:100 @ A1 8m
--- Site Boundary
--- Existing Building Footprint



EXISTING SECOND FLOOR

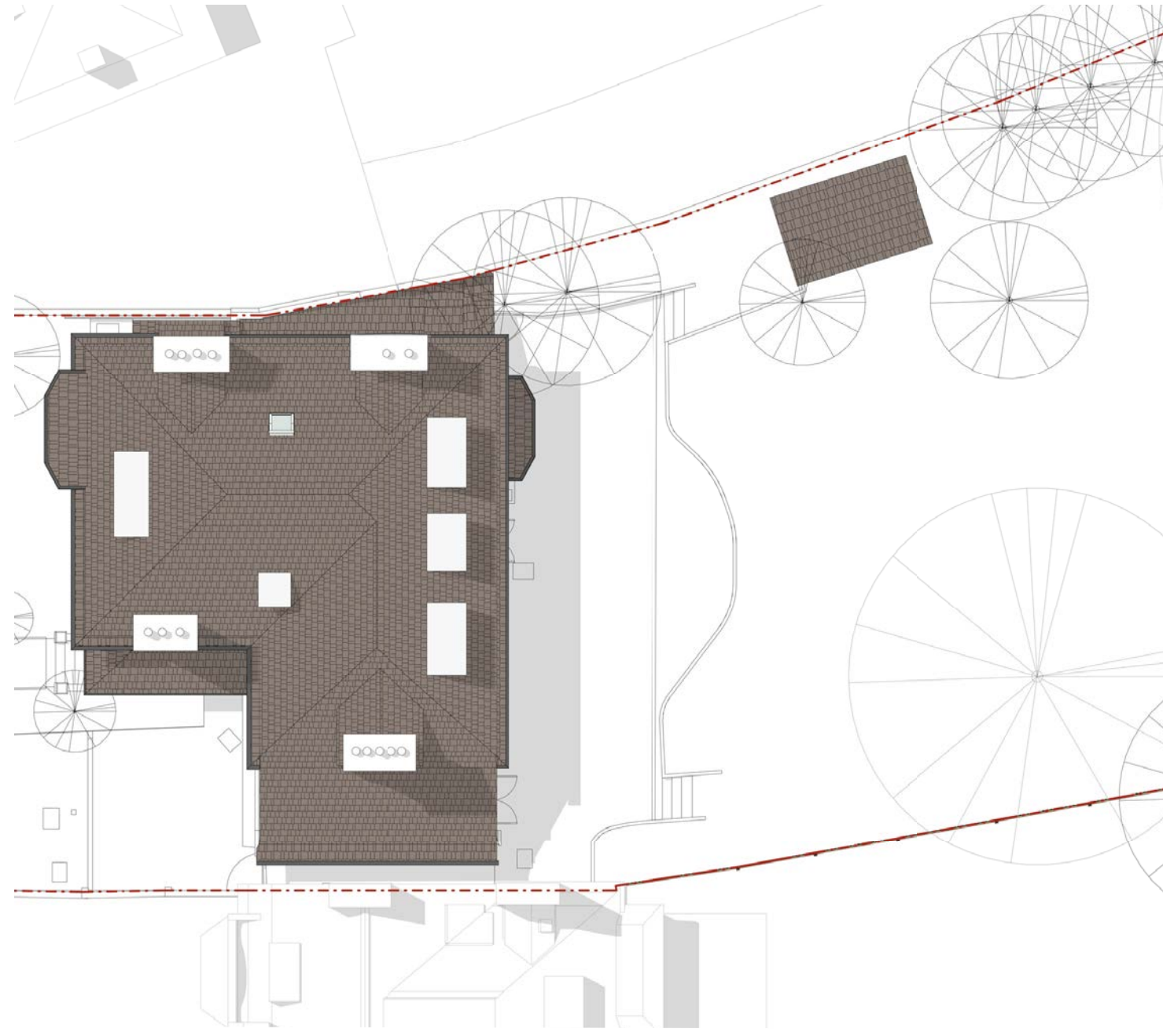


PROPOSED SECOND FLOOR
NO CHANGE TO EXTERNAL

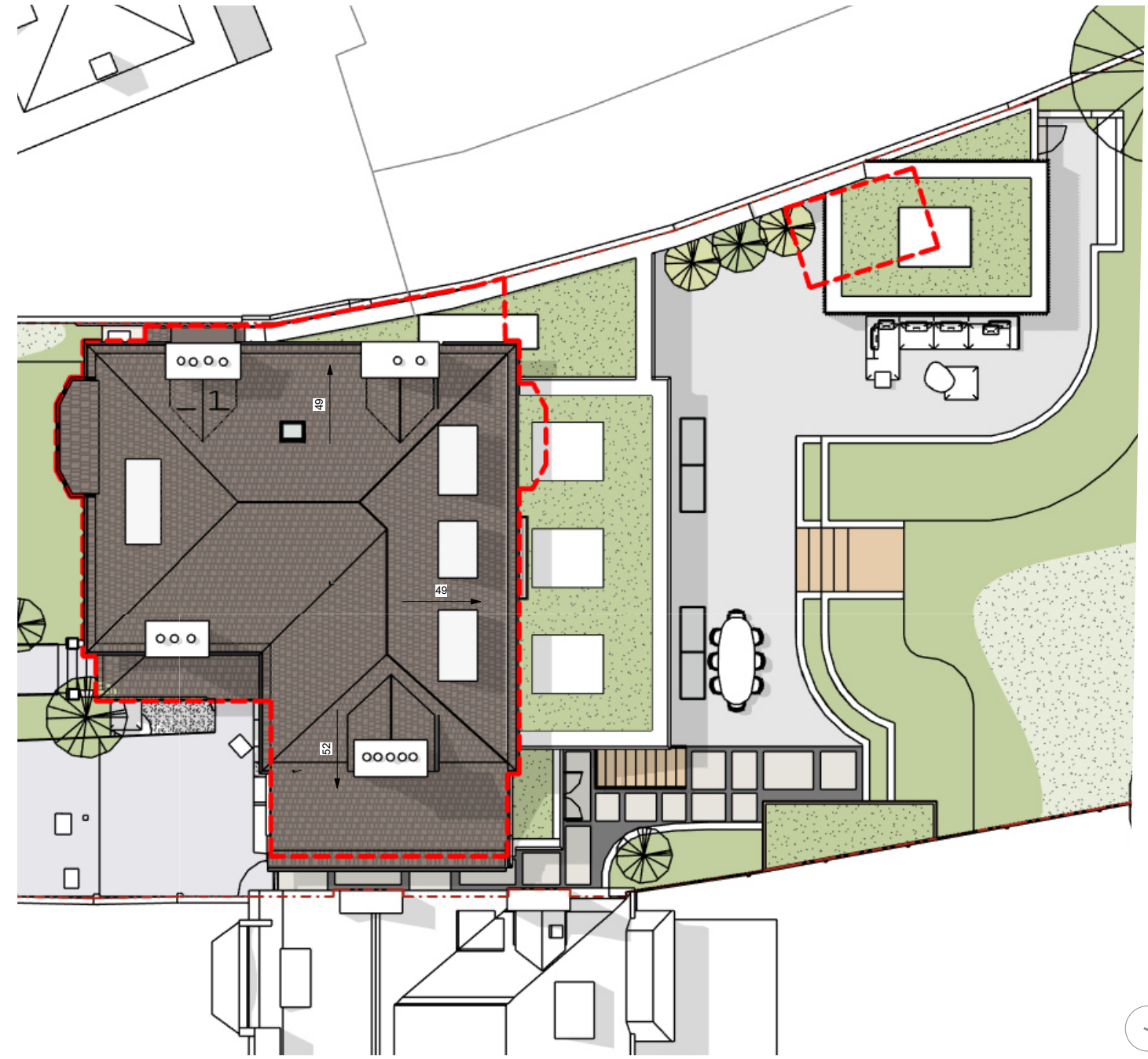
Scale 1:100 @ A1 8m

- - - Site Boundary
- - - Existing Building Footprint



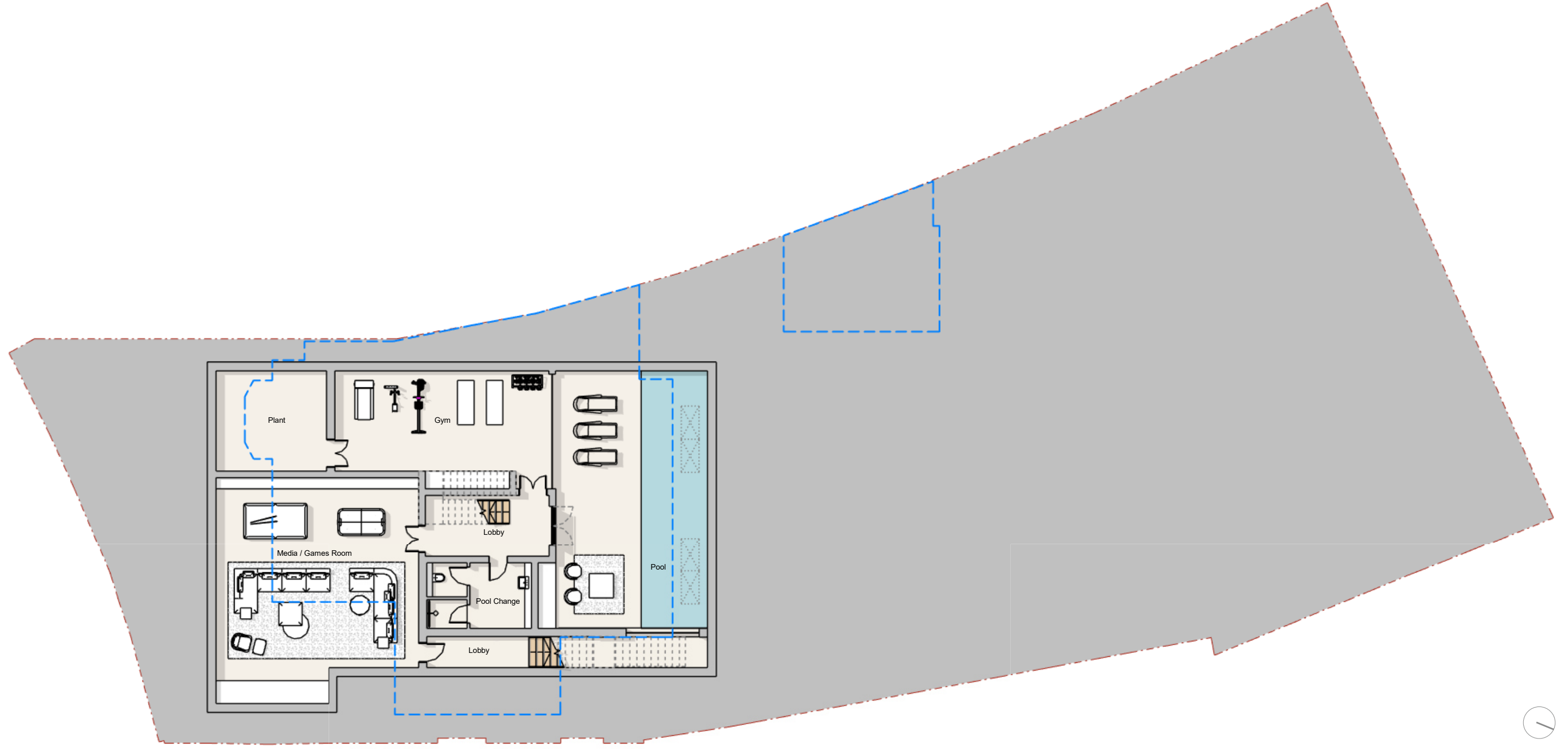


EXISTING ROOF PLAN



PROPOSED ROOF PLAN

Scale 1:100 @ A1 8m
--- Site Boundary
--- Existing Building Footprint



Scale 1:100 @ A1 8m
--- Site Boundary
--- Existing Building Footprint

PROPOSED BASEMENT PLAN



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FREEHOLD
ASKING PRICE £9,995,000

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