



ELSWORTHY ROAD

Primrose Hill
London
NW3

Guide Price
£13,500,000

Joint Sole Agent

A grand detached low-built property located in the heart of Primrose Hill.

An unmodernised detached family house (approximately 4,355 sq ft) with a large garden located on the East side of St John's Wood.

This impressive low built property is set over 3 floors and offers a wide range of accommodation.

The house further benefits from off street parking for approximately 4 cars and sits on one of the largest plots on the road.

ASTON CHASE

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Guide Price
£13,500,000
Subject To Contract

Joint Sole Agent

Freehold

NOTE: The property has potential to extend and build a basement subject to planning. KSR architects have submitted a planning application to Camden to substantially increase the size of the property. Further information is available on request.

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 & Regents Park provide easy access to the West End (approximately 2.8 miles) and the City (approximately 4.4 miles).



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ACCOMMODATION

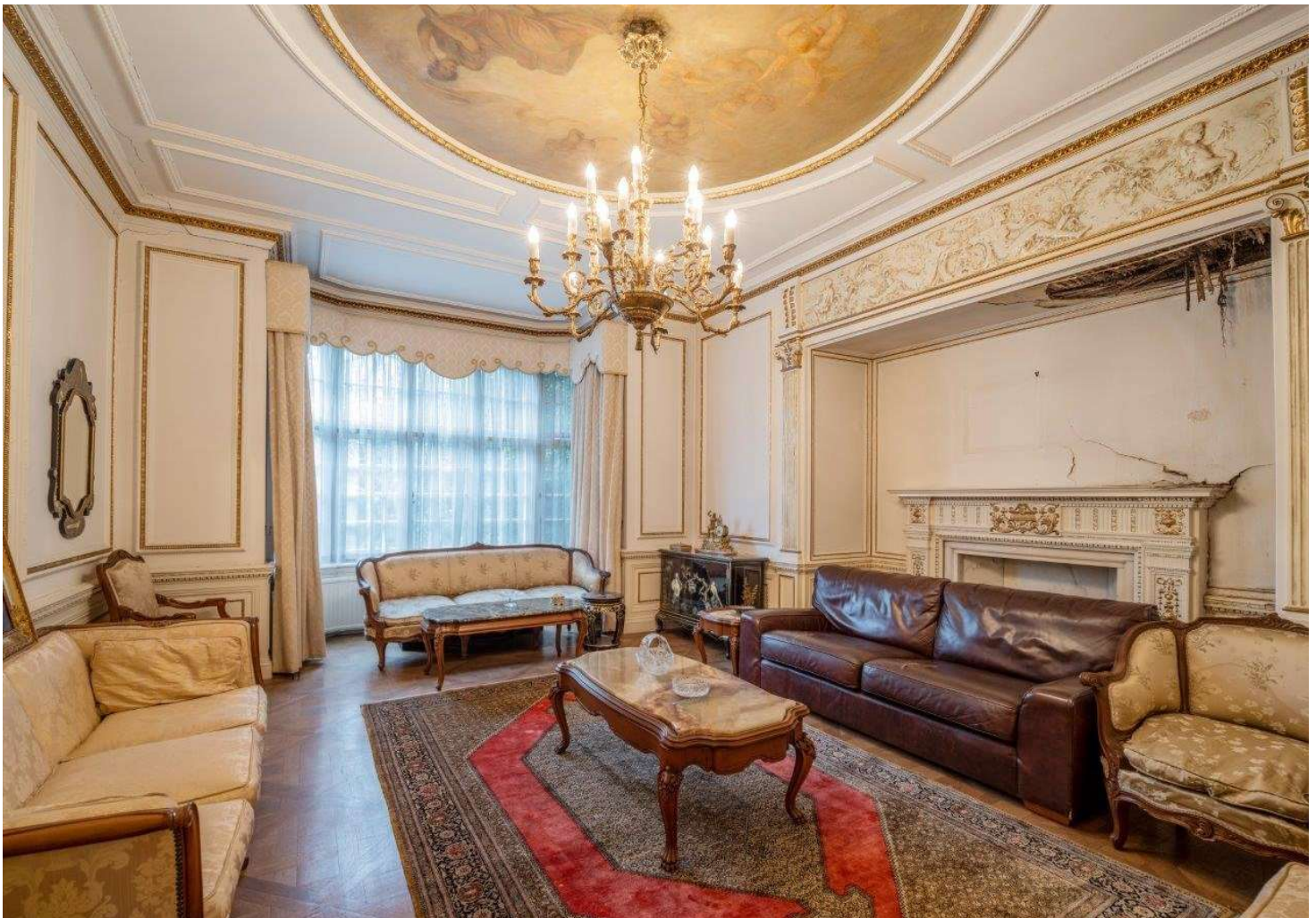
- Principal Bedroom with En-Suite Bathroom and Dressing Room
- Five Further Bedrooms
- Two Further Bathrooms
- Shower Room
- W/C

AMENITIES

- 0.33 Acre Plot (Approx)
- Off Street Parking for Several Cars
- Potential to Extend and Build a Basement Subject to Planning

COUNCIL TAX: H

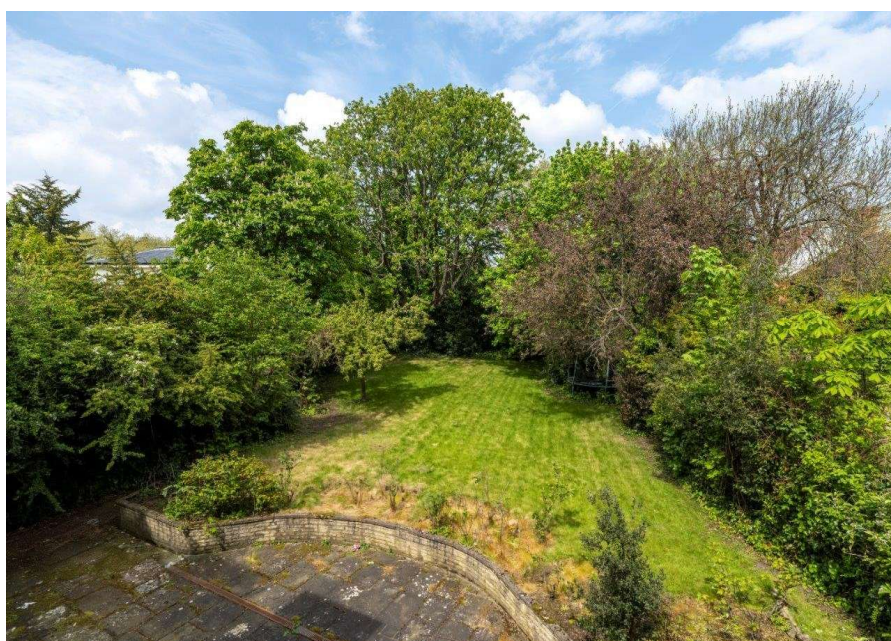
EPC RATING: E



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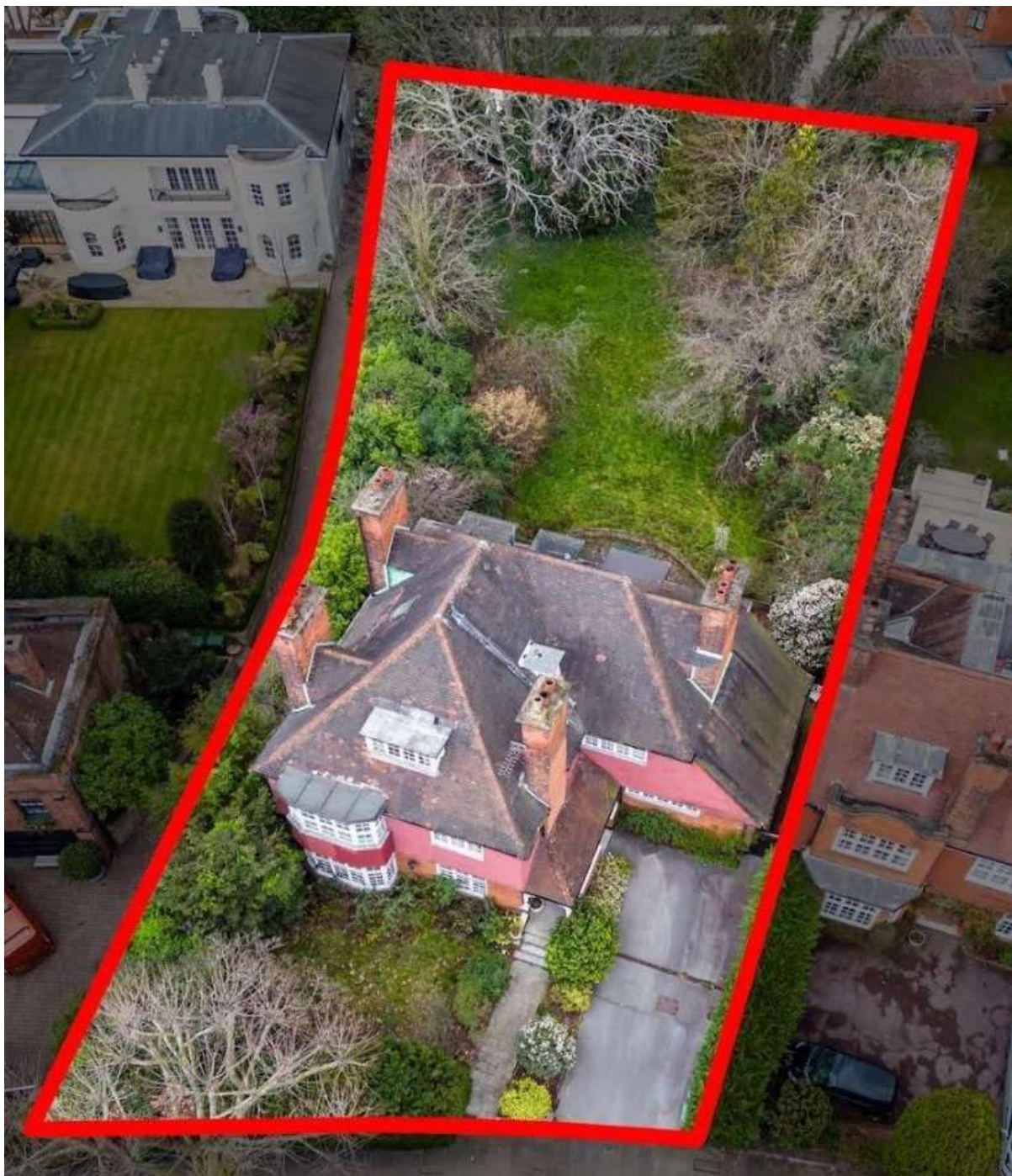
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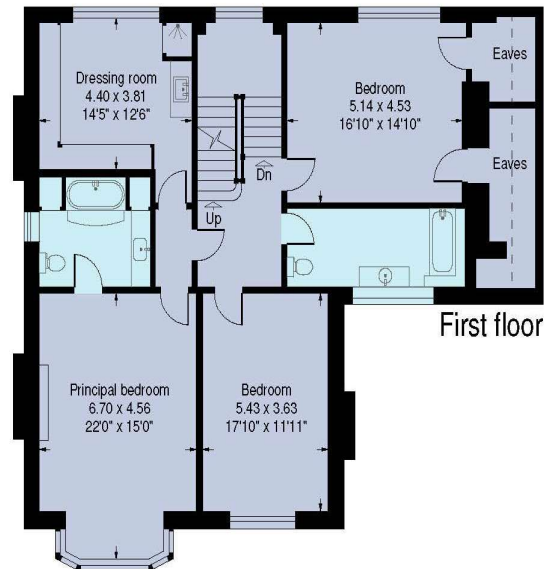
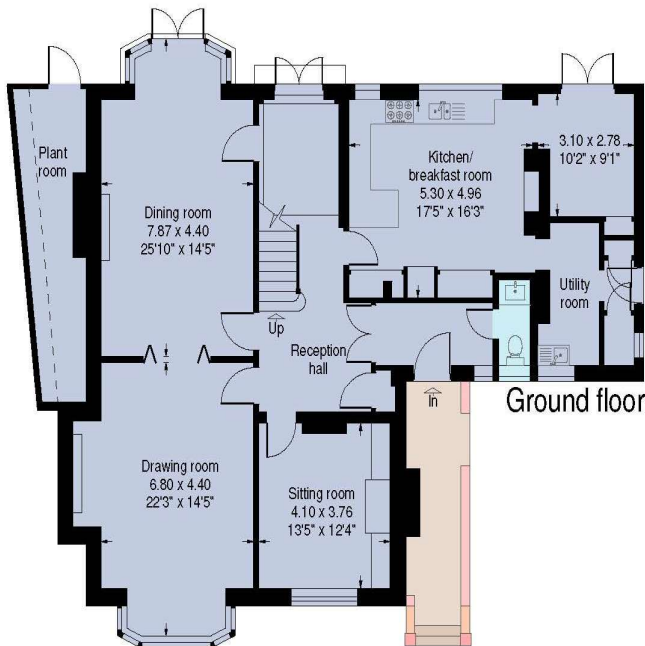
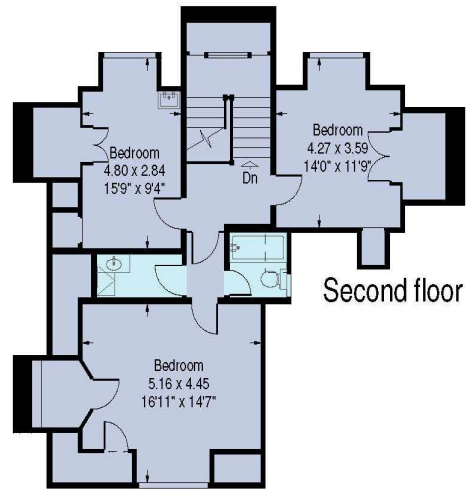
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Elsworthy Road, London NW3

Gross internal area (approx):
 374.8 sq.m. (4034 sq.ft.) Excluding plant room and reduced height area below 1.5m
 Plant room - 13.4 sq.m. (144 sq.ft.)
 Reduced height area - 16.4 sq.m. (177 sq.ft.)
 Total - 404.6 sq.m. (4355 sq.ft.)
 For identification purposes only. Not to scale.
 Proplan UK ©



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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.