



## ELSWORTHY ROAD

Primrose Hill  
London  
NW3

Asking Price  
£1,625,000

Sole Agent

This beautiful apartment is situated on the ground floor of this period building in Elsworthy Road, benefiting from its own private garden and further communal garden. The flat benefits from two bedrooms, one bathroom, a large living room and separate kitchen spanning over 99 sq m/1,075 sq ft. The private garden is approximately 29ft in length.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

## ELSWORTHY ROAD

Primrose Hill  
London  
NW3

Elsworthy Road is situated directly opposite Primrose Hill Park and is within walking distance of Primrose Hill Village, with its wide selection of bespoke shops, boutiques, restaurants and street cafés, whilst within easy reach of transport links to the City and the West End.

Asking Price  
£1,625,000  
Subject To Contract

Sole Agent

Leasehold 133 Years

Service Charge: £2,500 P/A  
(Plus an additional £500 P/A for  
communal garden maintenance )



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## ACCOMMODATION

- Living Room
- Separate Kitchen
- Principle Bedroom
- Second Bedroom
- Bathroom

## AMENITIES

- Intercom Entry
- Private Garden
- Communal Garden

COUNCIL TAX: G

EPC RATING: D



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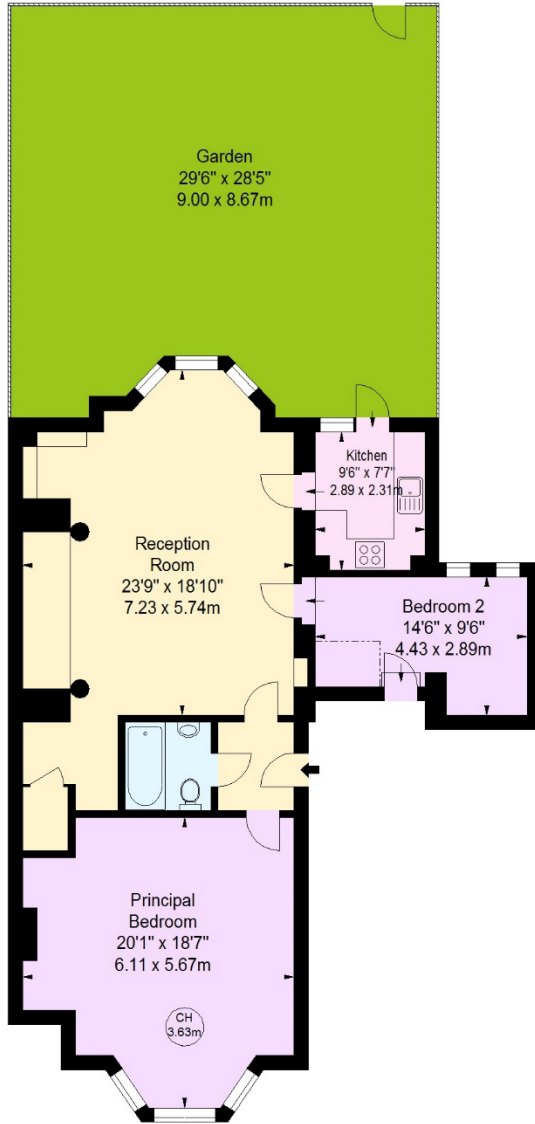
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# ASTON CHASE

Elsworthy Road, NW3  
 Approximate gross internal area  
 1075 sq ft / 99.87 sq m

Key :  
 CH - Ceiling Height



Ground Floor

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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
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.