



Elsworthy Road, Primrose Hill
London NW3 3BT
Asking price £3,950,000 Freehold

Set on Elsworthy Road which is one of the most sought after locations in London and opening directly onto the open spaces of Primrose Hill, this unique house offers a rare mix of privacy, practicality and potential. Arranged over three floors, it has the generous proportions of a family home while still feeling manageable and easy to live in.

There's secure parking at the front and two garages at the rear, while the heart of the property is its 61-foot south-facing garden — a true extension of the living space and a sun-trap through the warmer months. A large terrace overlooks it accessed from the principal bedroom suite.

Inside, the house would benefit from updating, but that gives scope to reimagine it as a home tailored to your own style. In total, it offers 2,382 sq ft, leaving plenty of room for both family life and entertaining.

Elsworthy Road itself is a wide, tree-lined avenue, linking Avenue Road to Primrose Hill Road. With Regent's Park, the West End and the City all easily accessible, it's a location that balances calm surroundings with the best of London on your doorstep.

Accommodation:

Entrance Hall, Guest Cloakroom, Kitchen, Double Reception Room, Principal Bedroom Suite, with direct access to Terrace, A Further Four Bedrooms, A Further Bathrooms, Separate WC,

Amenities:

Secure Off-Street Parking, Two Separate Garages, Terrace, 60ft Rear South Facing Garden, Freehold.



Elsworthy Road, NW3

Approximate Area = 221.3 sq m / 2382 sq ft

Double Garage = 31.0 sq m / 334 sq ft

Total = 252.3 sq m / 2716 sq ft

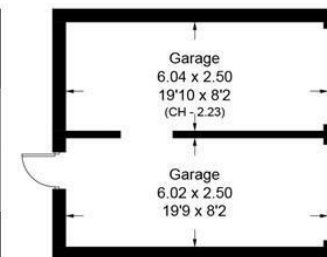
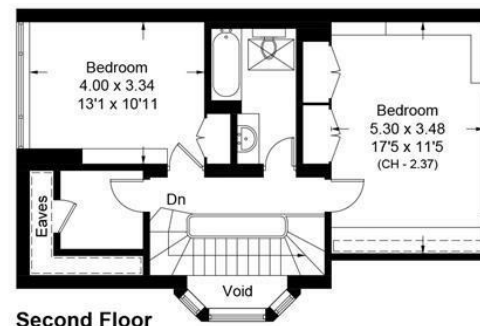
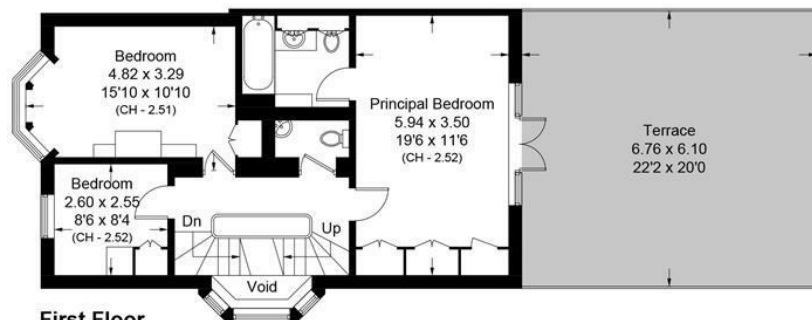
(Excluding Voids / External Store)

(Including Limited Use Area / Eaves 4.4 sq m / 47 sq ft)

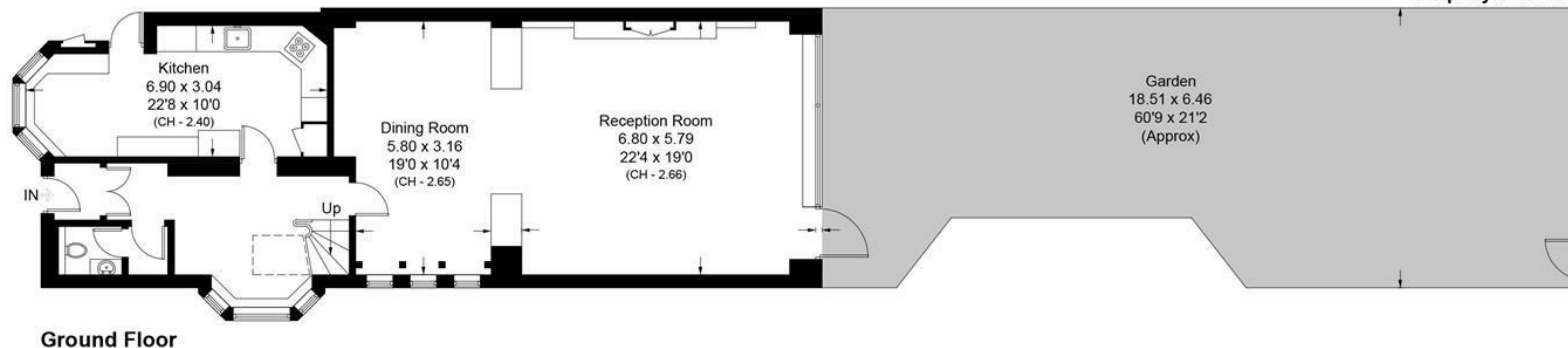
Terrace= 42.5 sq m / 457 sq ft



□ = Reduced head height below 1.5m



Ground Floor
(Not Shown In Actual Location / Orientation)
Garage Located At The Rear Of Property Accessed Via Private Road



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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