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## **Elsworthy Road Primrose Hill NW3**

A luxurious two/three bedroom flat with bright, open living space and impeccably designed interiors enviably located just moments from the open spaces of Primrose Hill.

This impressive apartment is built with quality in mind, incorporating elegance and generous proportions throughout. The property comprises a trendy modern kitchen, which is open plan to the reception room enjoying wonderful natural light due to its southerly aspect, further enhanced by two skylights. The principal bedroom benefits from an ensuite shower room and dressing area. In addition there is a second double bedroom, a study/studio, plus a guest cloakroom and a spacious welcoming entrance hall.

Elsworthy Road is enviably located within a short walk to the cafes and boutiques of Primrose Hill, Swiss Cottage Underground Station (Jubilee Line) and the green open spaces of Regent's Park and Primrose Hill.

**Guide Price: £1,600,000**

**Leasehold**

















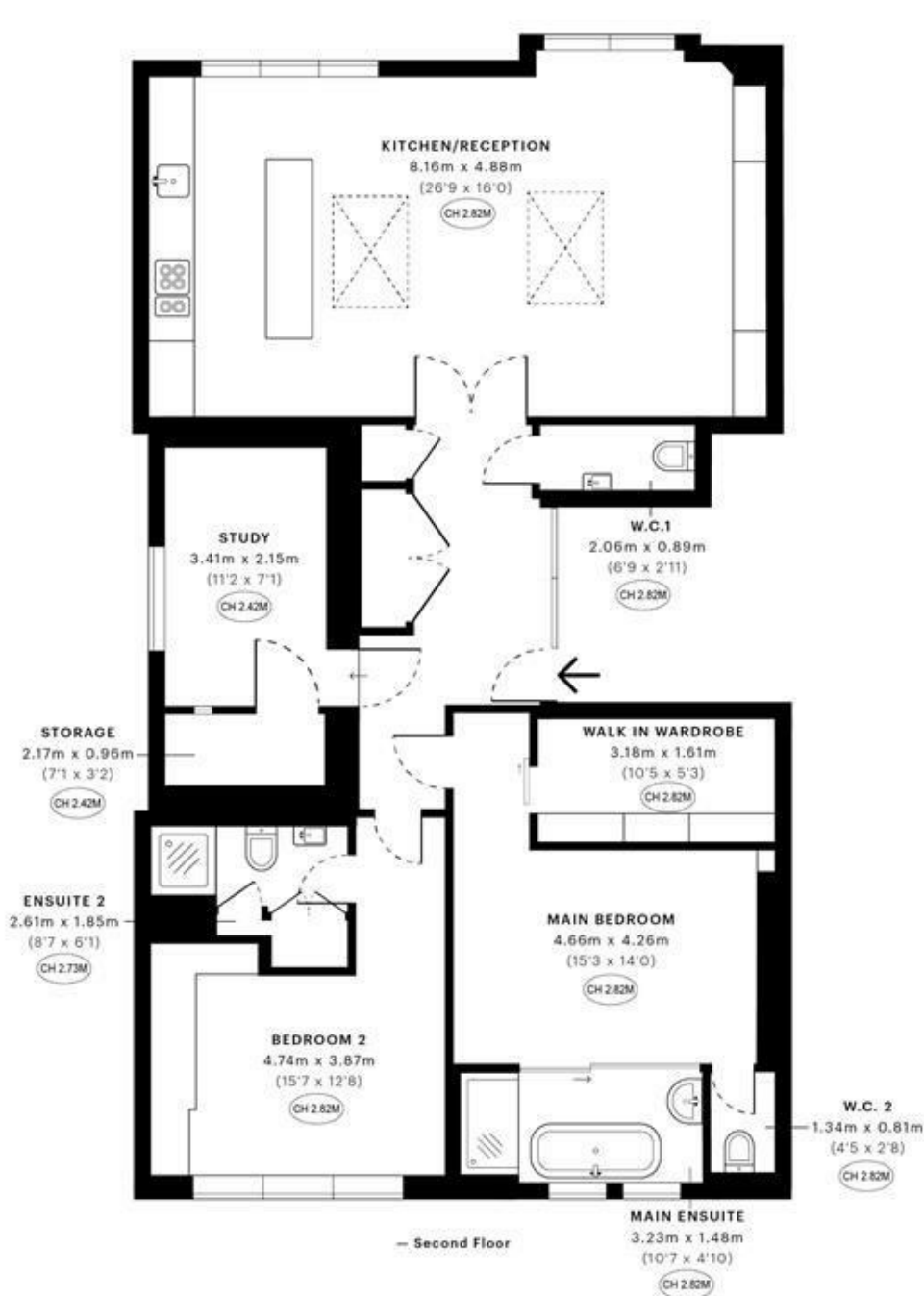


# Elsworthy Road, NW3

CAPTURE DATE 03/02/2022 LASER SCAN POINTS 2,537,961

GROSS INTERNAL AREA

108.44 sqm / 1167.24 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
108.44 sqm / 1167.24 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
includes washrooms, restricted head height  
99.50 sqm / 1071.01 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 108.20 sqm / 1164.66 sqft  
IPMS 3C RESIDENTIAL 99.73 sqm / 1073.48 sqft

SPEC ID: 61f9133fc652550e6c160b9d