



TK International
020 7794 8700
www.t-k.co.uk

Residential Sales
Residential Lettings
Property Management

Sales Office:
9 Heath Street
Hampstead
London NW3 6TP
E: sales@t-k.co.uk

Lettings Office:
16-18 Heath Street
Hampstead
London NW3 6TE
E: lettings@t-k.co.uk

@ tk.international
in TK International
f TK International

Est.
1998



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.

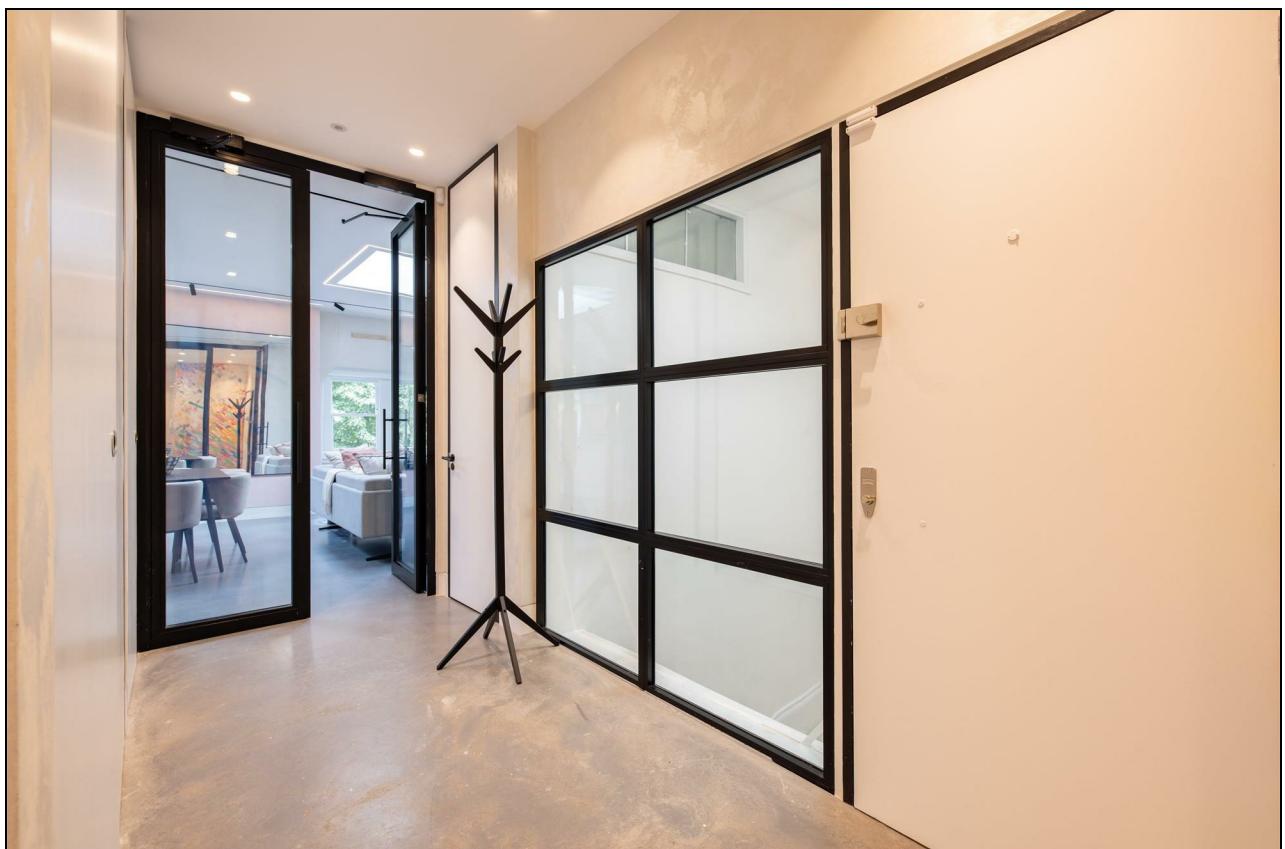
Elsworthy Road is enviably located within a short walk to the cafes and boutiques of Primrose Hill, Swiss Cottage Underground Station (Jubilee Line) and the green open spaces of Regent's Park and Primrose Hill.

Guide Price: £1,600,000

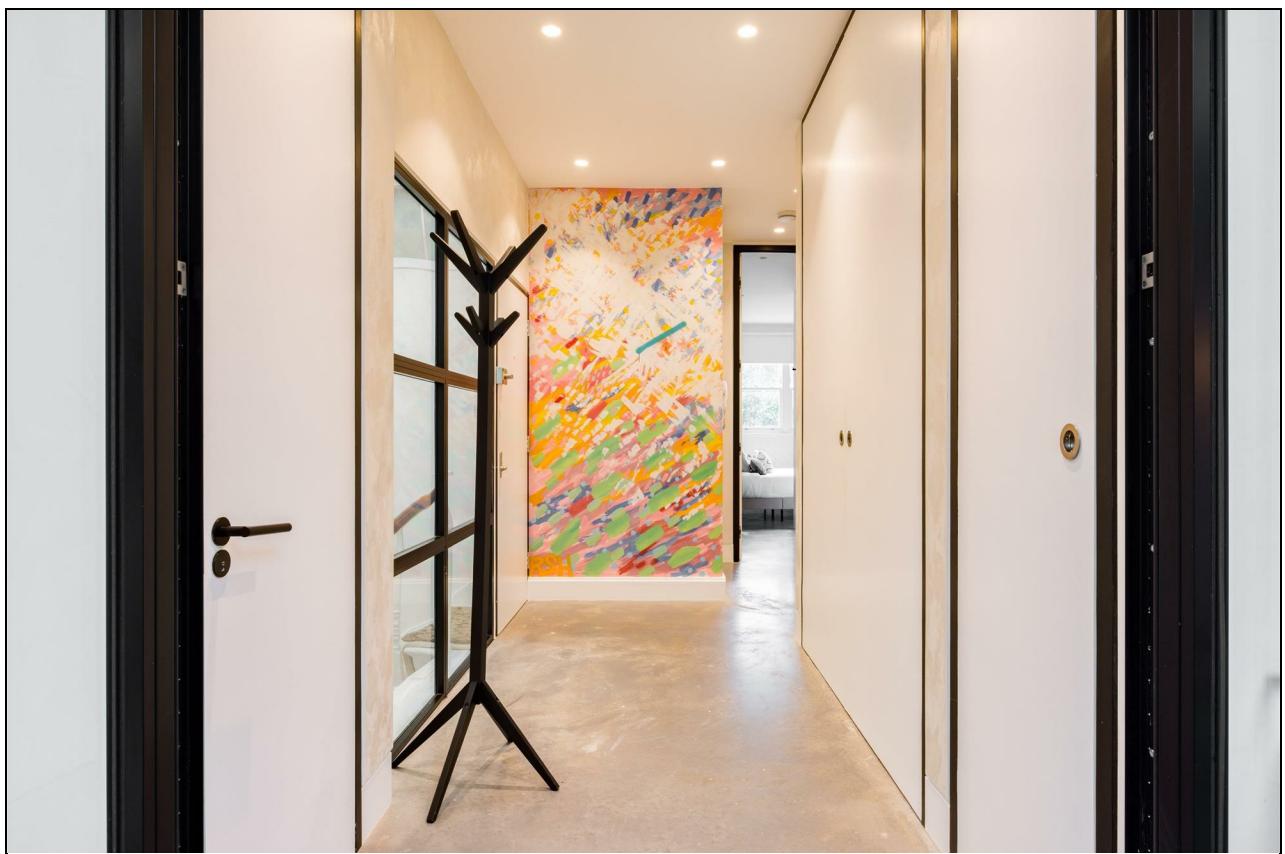
Leasehold

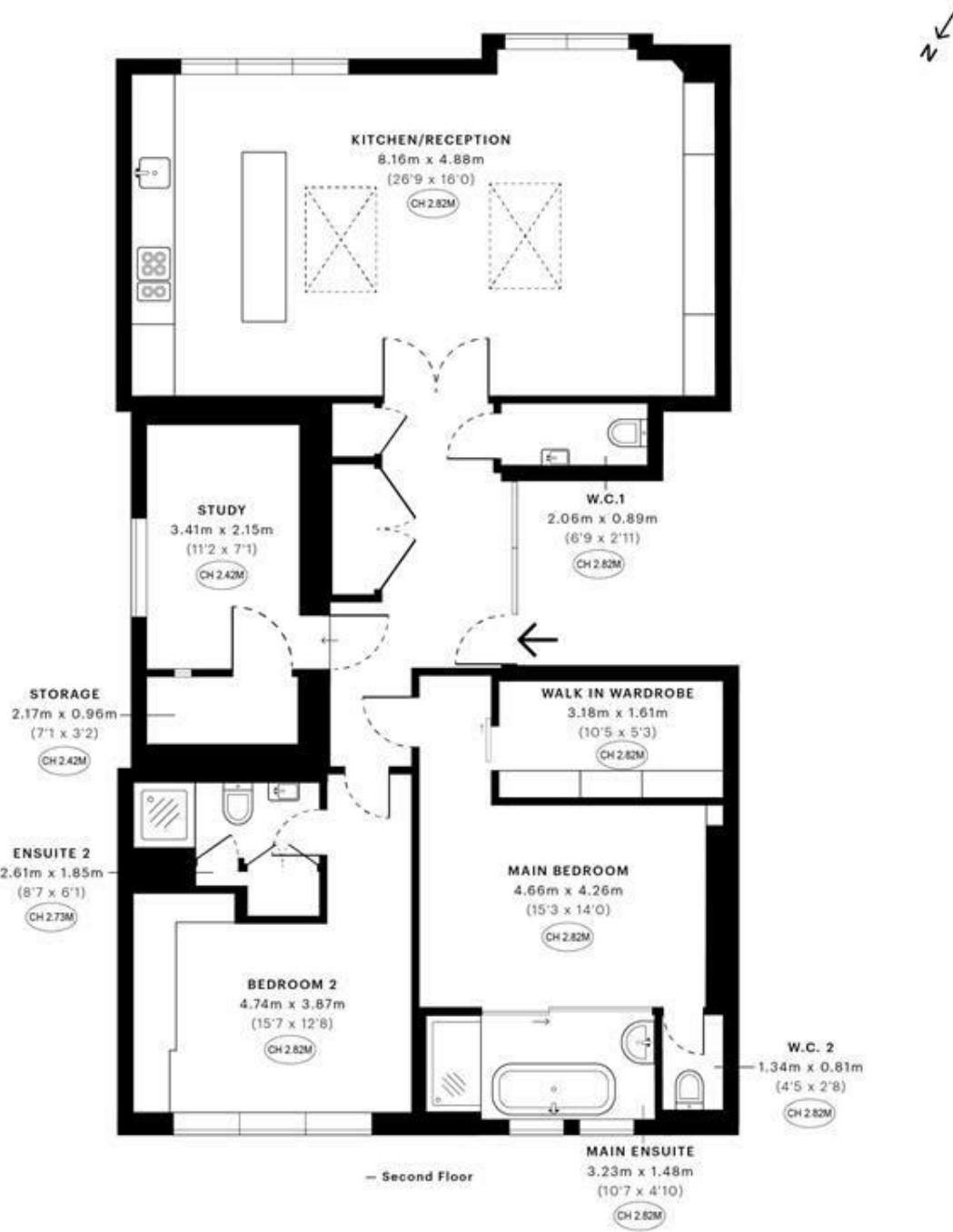












GROSS INTERNAL AREA (GIA)
The footprint of the property
108.44 sqm / 1167.24 sqft

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

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