

35 ELSWORTHY ROAD, PRIMROSE HILL, LONDON NW3





## 35 ELSWORTHY ROAD, PRIMROSE HILL, LONDON NW3

A RARE OPPORTUNITY TO PURCHASE A DETACHED DOUBLE-FRONTED PROPERTY BACKING ONTO AND OVERLOOKING PRIMROSE HILL PARK. THE PROPERTY PROVIDES CIRCA 7,000 SQ FT / 645 SQ M OF ACCOMMODATION ON THREE FLOORS ONLY AND FEATURES ELEGANT RECEPTION ROOMS WITH HIGH CEILINGS AND ORIGINAL FEATURES.

THE BUILDING, WHICH IS IN NEED OF UPDATING, WAS BUILT CIRCA 1904 AND HAS BEEN IN THE SAME FAMILY OWNERSHIP FOR THE LAST 78 YEARS. IT IS CURRENTLY ARRANGED AS TWO APARTMENTS AND IS SET BEHIND A CARRIAGE DRIVEWAY WHICH PROVIDES PARKING FOR 8 OR SO CARS. THE BEAUTIFUL REAR GARDEN, WHICH IS OVER 100 FT / 40 M LONG HAS A GATE LEADING DIRECTLY ONTO PRIMROSE HILL PARK.

**GUIDE PRICE £25,000,000**

**FREEHOLD**

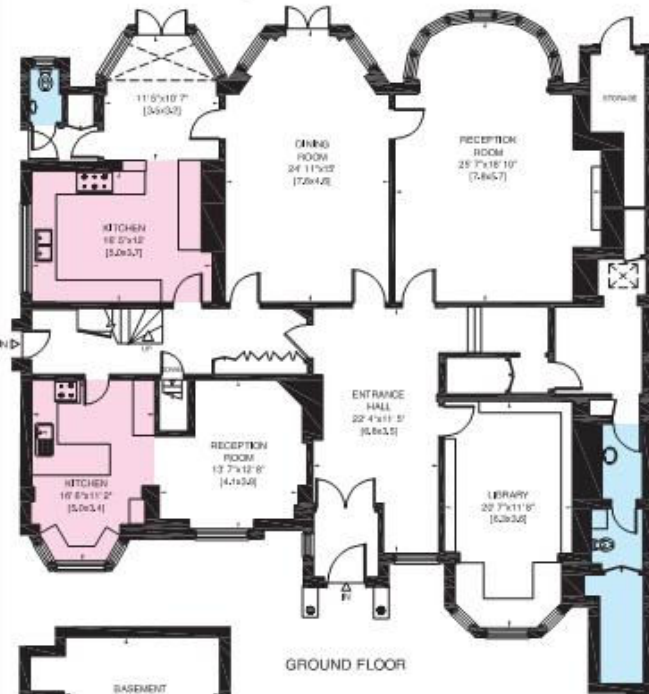
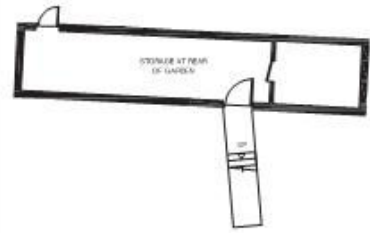




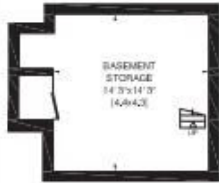




TO PRIMROSE HILL



GROUND FLOOR



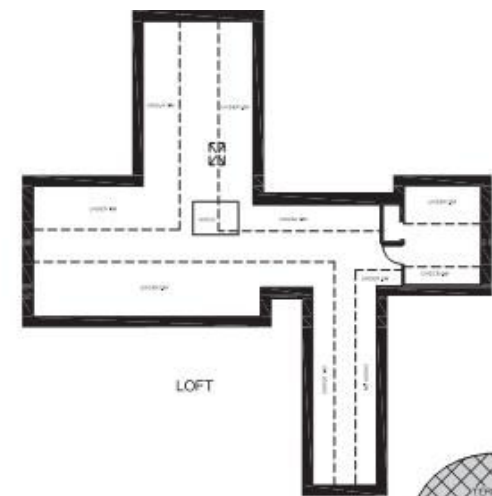
BASEMENT



IN TO  
SECOND FLOOR  
FLAT



FIRST FLOOR



LOFT



## SECOND FLOOR

35 ELSWORTHY ROAD  
LONDON NW3  
Site Area: 0.27 Acres



GATE LEADING  
DIRECTLY TO PRIMROSE HILL PARK

