



RAISED GROUND FLOOR FLAT, 14 ELSWORTHY TERRACE, NW3

ARLINGTON
RESIDENTIAL

Set within a Victorian house, a raised ground and first floor apartment providing 912 sq ft/ 85 sq m of accommodation, offered in good decorative condition and featuring a large high ceiling reception room and a balcony to the rear overlooking gardens as well as having views towards Primrose Hill Park.

The property is set in a quiet cul de sac only 50 yards from an entrance onto the 63 acres of Primrose Hill Park and is approximately 0.5 miles walk from the shops, restaurants and boutiques of Primrose Hill Village as well as being approximately 0.7 miles from Regent's Park.

Photographs shown are as previously unfurnished.

GUIDE PRICE £1,395,000

Tenure

Leasehold – 152 years from 1987 with share of Freehold

EPC RATING: D

Council Tax

Band F

Service Charge

TBC

ARLINGTON

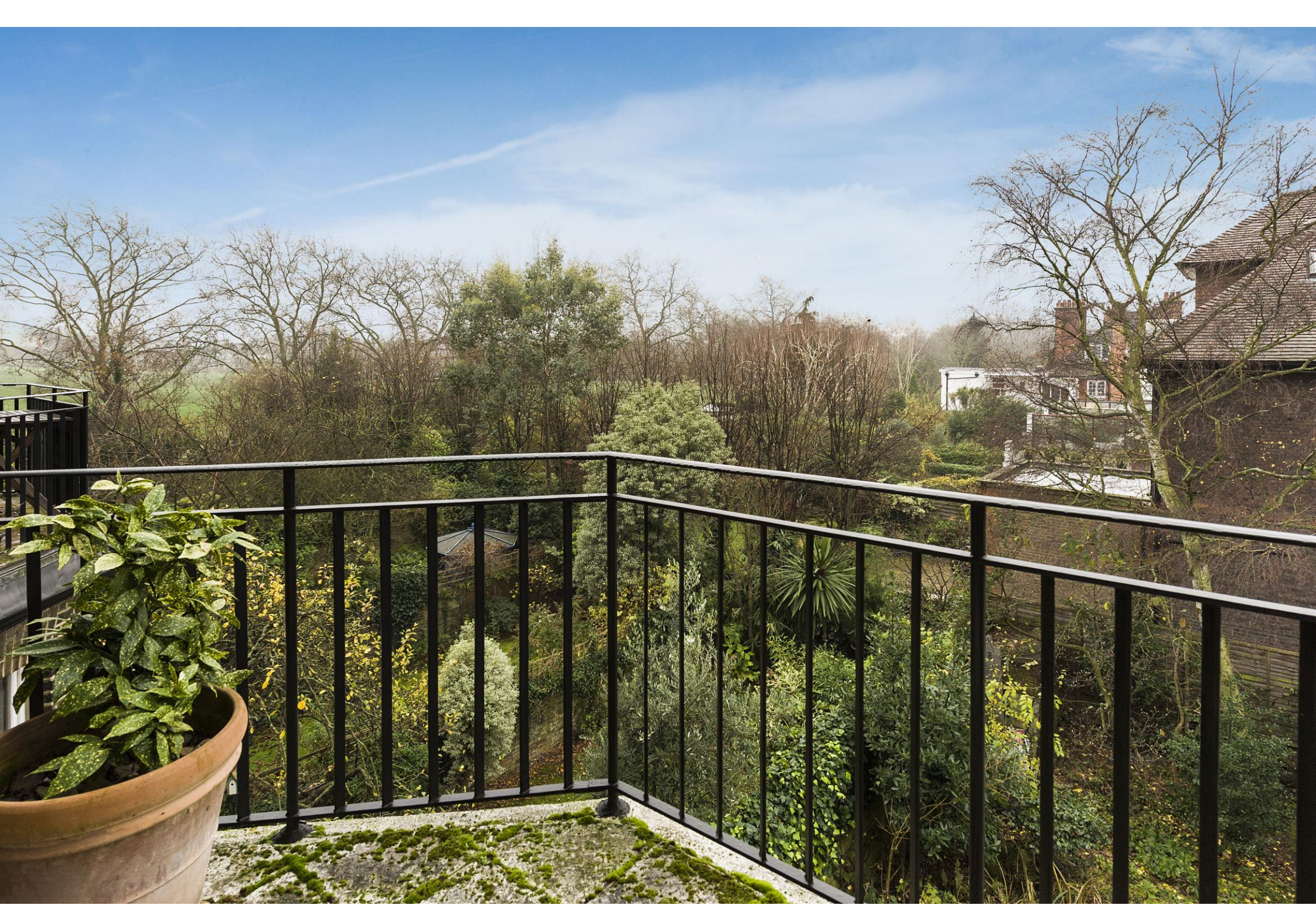
R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP
info@arlingtonresidential.com

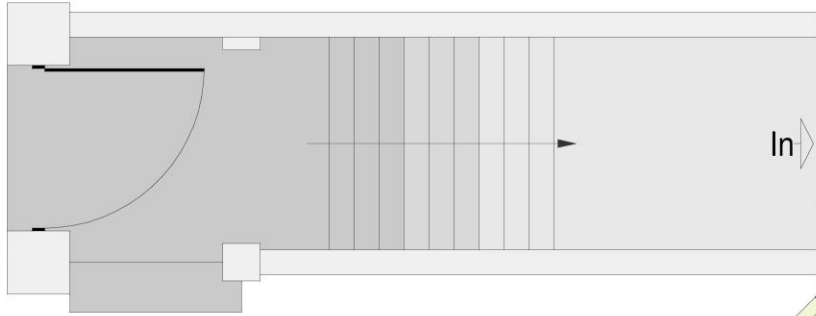
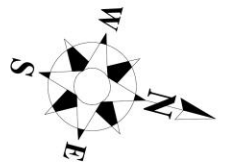
+44 (0)20 7722 3322
arlingtonresidential.com



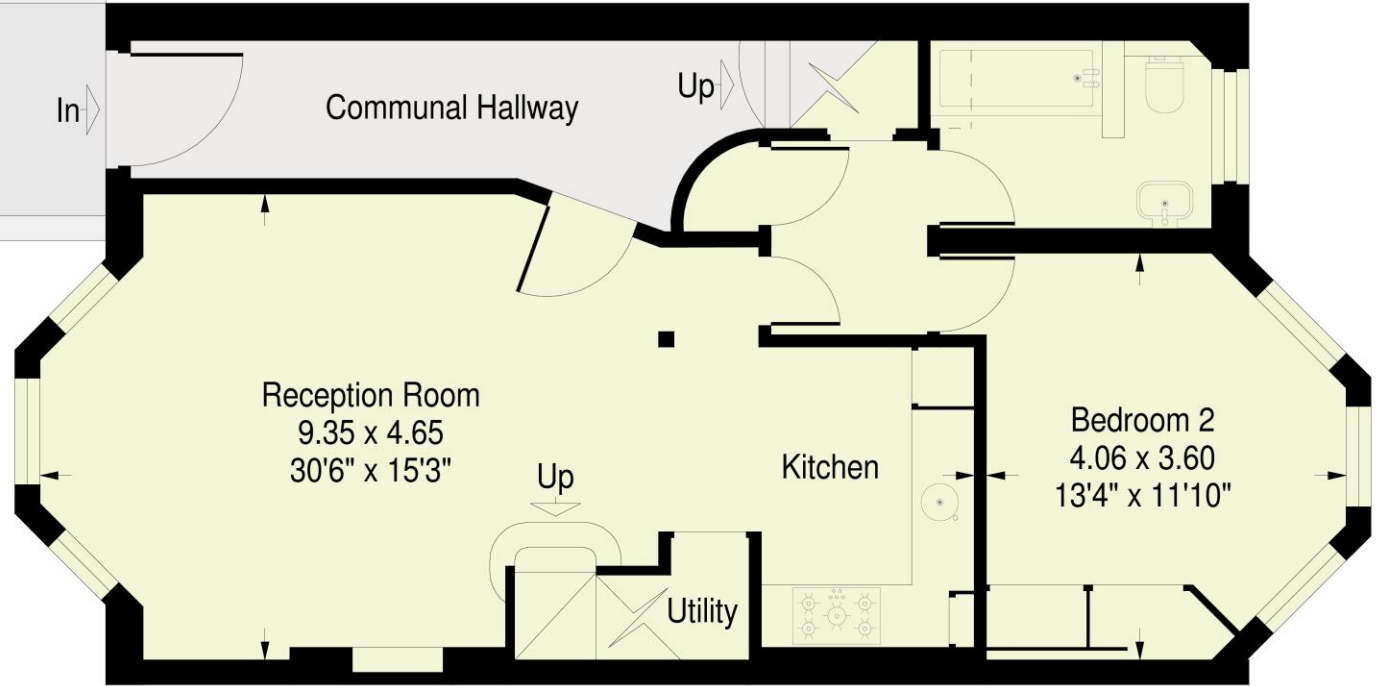
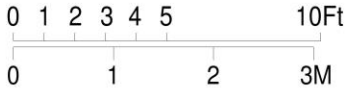




Elsworthy Terrace, Primrose Hill, London NW3



APPROX. SCALE



Ground Floor

Floor Plans produced by

Proplan

01491 842925

Approximate Gross Internal Area:

Flat: 84.7 sq.mts. / 912 sq.ft.

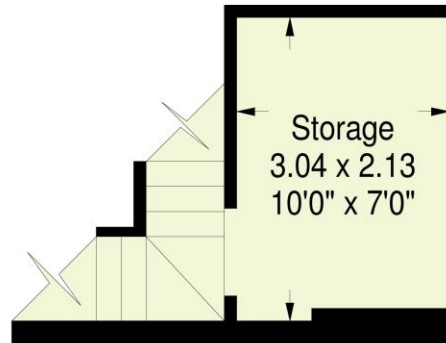
(excluding mezzanine, including reduced height area, below 1.5m - denoted with dashed line)

Reduced height area: 1.8 sq.mts. / 19 sq.ft.

Mezzanine: 6.4 sq.mts. / 69 sq.ft.

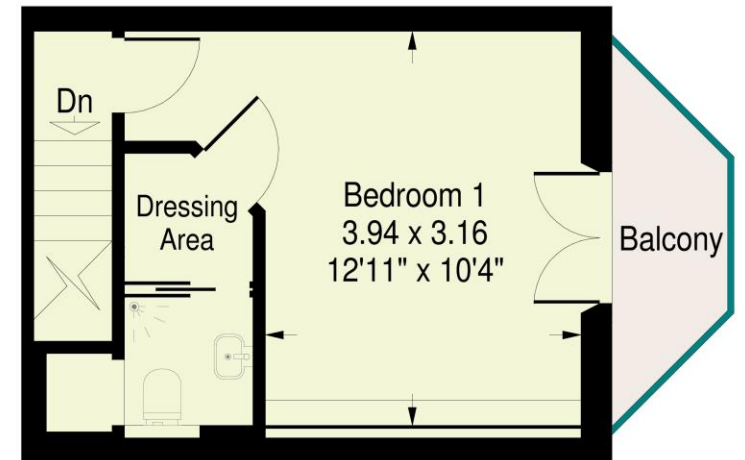
All measurements and figures are taken in accordance with RICS guidelines.

This plan is for guidance only and must not be relied upon as a statement of fact.



Mezzanine

(Max height 0.66m)



First Floor