



ELSWORTHY ROAD, PRIMROSE HILL, NW3

**ARLINGTON**  
RESIDENTIAL

A rare chance to purchase a double fronted semi-detached freehold building currently arranged as 3 flats. The property features a sizeable rear garden, the full width of the property, and some 90 ft / 27m in length from the rear of the building to the deepest point, at the foot of which is a garage accommodating 1/2 cars that could be converted to a studio/office subject to any consents required. There is a large roof terrace of some 950 sq ft/ 88 sq m with view towards Primrose Hill Park.

The property provides a total of 4,328 sq ft / 402.07 sq m of accommodation excluding the garage and shed, and benefits from planning consent for a new rear garden level as well as a ground floor rear extension, creating a large duplex maisonette which incorporates the existing ground floor flat and increases the accommodation by more than an additional 2,000 sq ft/ 185 sq m. Full details are available to be viewed on the Camden Council planning portal, Ref 2018/0423/P.

The 3 flats and the garage are all currently rented producing around £113,000 per annum on the following terms:

Ground Floor – Let until 7<sup>th</sup> April 2023 with 2 months notice to break on landlord/tenants side – Rent: £3,683.33 per month. EPC rating D.  
First Floor – Let until 2<sup>nd</sup> October 2022 – Rent: £2,816.67 per month. EPC rating B.  
Second Floor – Let until 23<sup>rd</sup> January 2023 – Rent: £2,903.33 per month. EPC rating E.  
Garage – Let until 30<sup>th</sup> April 2022 – Rent: £2,100 per annum.

Elsworthy Road is a wide tree-lined street and one of the most sought after addresses in Primrose Hill due to its proximity to the open spaces of Primrose Hill Park and the shops and amenities of Primrose Hill Village.

GUIDE PRICE £6,000,000 Subject To Contract

FREEHOLD

SOLE SELLING AGENTS



IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.









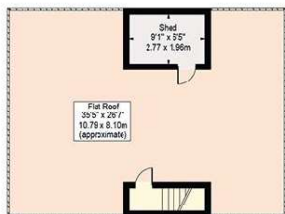


## Elsworthy Road

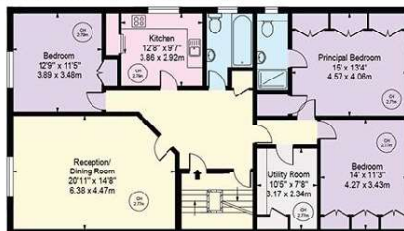
Approx. Gross Internal Area 4328 Sq Ft - 402.07 Sq M  
(Excluding Garage & Shed)

Approx. Gross Internal Area Of Garage 288 Sq Ft - 26.75 Sq M

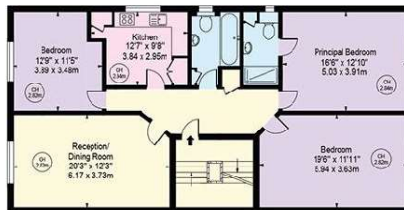
Approx. Gross Internal Area Of Shed 58 Sq Ft - 5.43 Sq M



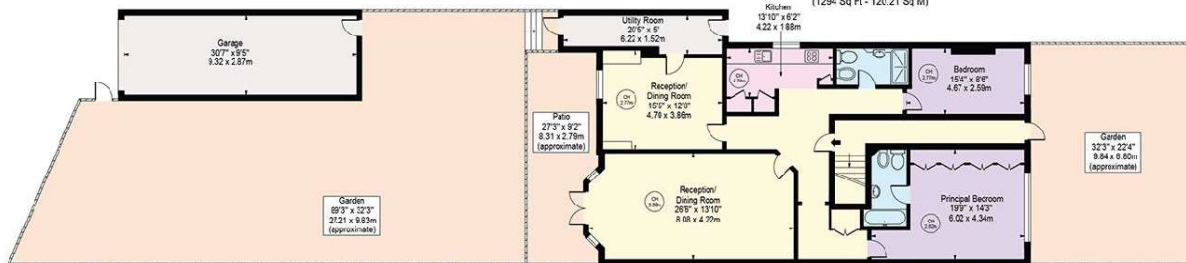
**Third Floor**  
(22 Sq Ft - 2.04 Sq M)



**Second Floor**  
(1428 Sq Ft - 132.66 Sq M)



**First Floor**  
(1294 Sq Ft - 120.21 Sq M)



**Ground Floor**  
(1584 Sq Ft - 147.15 Sq M)

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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