



Elsworthy Road, NW3

Guide Price £11,000,000

Elsworthy Road

A door you will adore

The word unique is defined as "being the only one of its kind". But its repeated use for cookie-cutter terraced houses has diluted the meaning of the word. Today the fightback for the English language begins, led by a truly unique home on Elsworthy Road, considered by many to be the best street in North London (and certainly is on the best side of the street), with a gargantuan, south-facing, Sun-sational mature garden and, hidden at its end, a secret door which opens directly onto Primrose Hill.

It is unique internationally because after purchasing it in 1983, the current owner had the house remodelled by the young and up and coming David Chipperfield, who went on to have a globally recognised career, was knighted for services to Architecture and was awarded the RIBA Stirling Prize in 2007 and the Pritzker Architecture Prize in 2023, considered to be the most prestigious award in the field. This home gives you the unique opportunity to live in the design of one of the world's most famous architects on a daily basis, rather than having to visit his work at the Turner Gallery in Margate or London's Natural History Museum (amongst his other global Oeuvre).

It is unique historically in that it was the only vicarage on Elsworthy Road for St Mary's Primrose Hill from 1907 until 1984, where until its purchase by its current owners, it housed the local vicar in the raised ground floor and above, and a Nun on the ground floor.

Its exterior architecture is unique, and its mansard roof makes it look as if it is adorned with a top hat. You'll know what I mean when you see it. I love walking to the end of the 90' sun-soaked garden, getting a tan on the way, turning around and admiring the stunning structure of this home. It is the only house of its kind that I have seen in my nearly 15-year Estate agency career and 40 years of living in the area.

It is unique in the fact it is the only detached home of its approximate size on the street, as the others are only semi-detached. This feature means a broader garden, a bigger plot, less noise transfer, and fewer opportunities for neighbourly disputes, which I know from my experience in my flat with Jane banging around upstairs would be a dream to have.

In addition to its unique features, it has 6-7 bedrooms (including a huge nanny flat), generous off-street parking space, period features, beautiful brickwork and high 3.6-meter ceilings in the gorgeous sunlit double reception rooms facing due South.

It is most truly unique, though, in the happy and loving environment it has created for the vendors for over 40 years. I am sure that it will do the same for you, as you BBQ with friends while your children play in the garden, and then you all head through the secret door and walk up to the top of Primrose Hill for sundowners while you think how lucky you are to call this unique house, in this unique area of this unique city, yours.

Key Features

- Large detached family home with door directly onto Primrose Hill, on the market for the first time in over 40 years
- 90' long south facing garden, with a private door opening directly onto the park
- Two large sun-filled reception rooms with 11'9 (3.6 meter) high ceilings
- 6-7 Bedroom (three with en suite) + Study, four bathrooms plus two cloakrooms and a spacious loft
- 4,179 sqft (388 sqm) over just four floors, and potential to extend into the garden STPP
- Generous off-street parking for one vehicle, resident street parking
- House was remodelled by renowned architect Sir David Chipperfield, winner of the RIBA Stirling Prize in 2007 and the Pritzker Architecture Prize in 2023



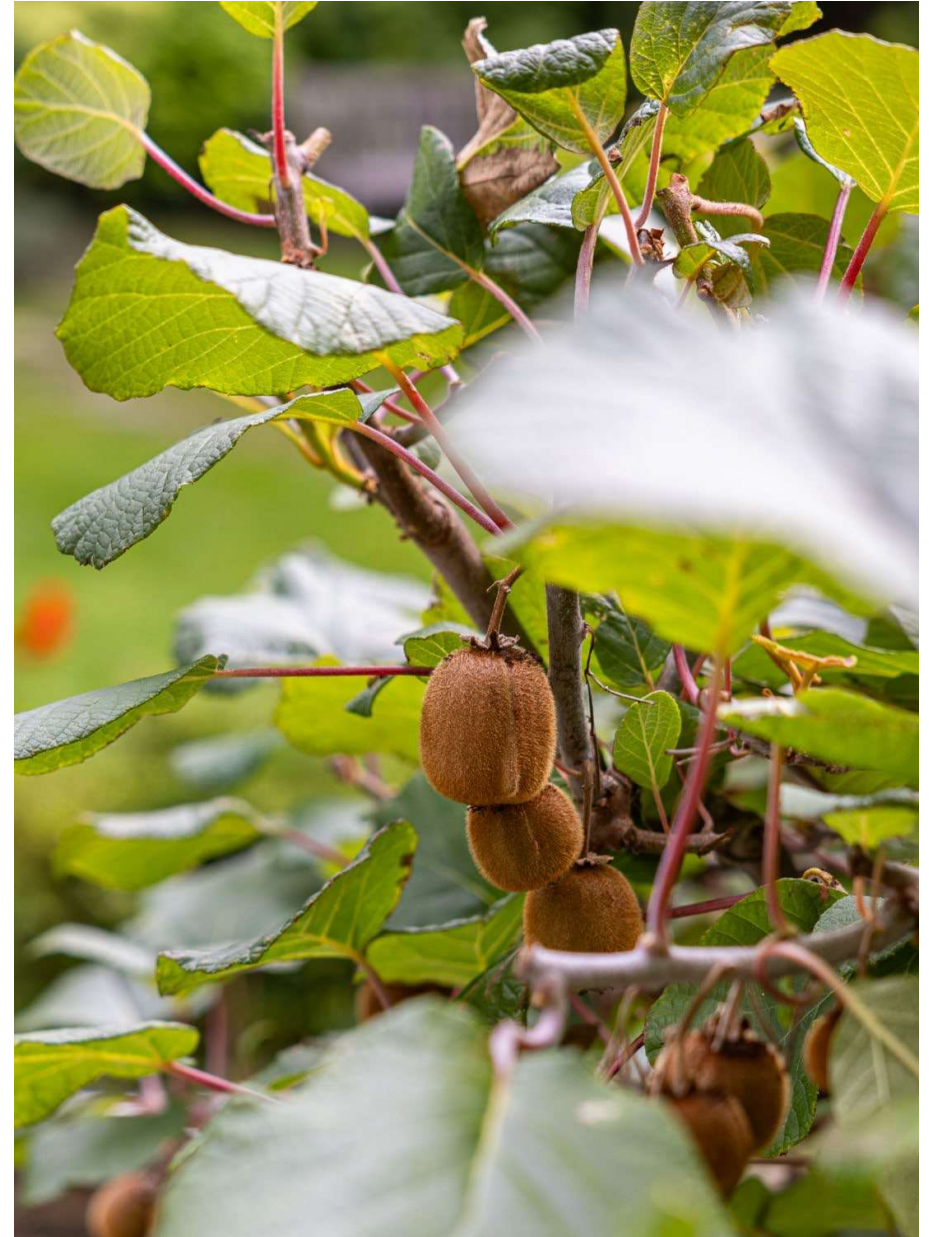
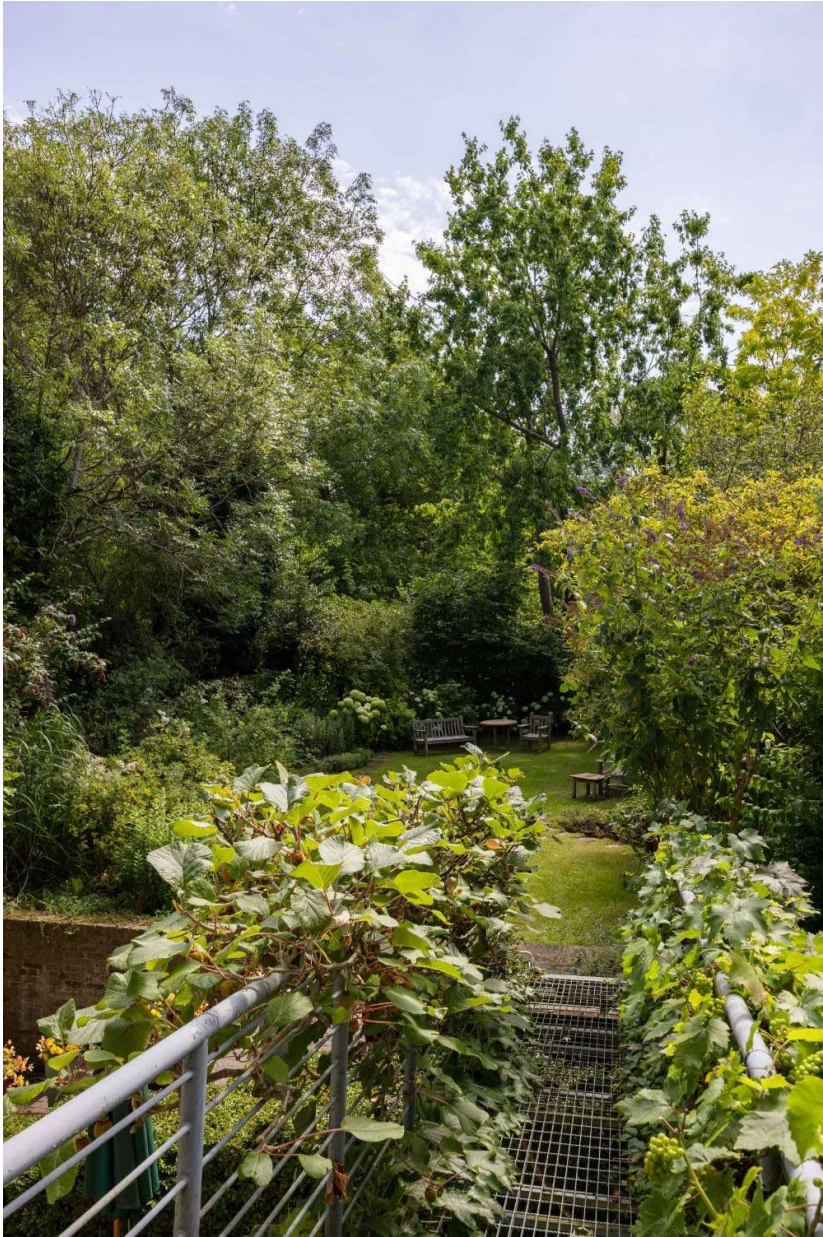


The front reception with 3.6 m high ceilings looks out over the foliage of leafy Elsworth Road.



The rear reception catches the sun year-round and looks out over the garden and onto Primrose Hill directly behind.





The rear reception has a bridge leading directly out to the landscaped garden.



At the end of the garden is a gate leading directly onto Primrose Hill – perfect for morning or afternoon walks (with or without your dog!)



Primrose Hill

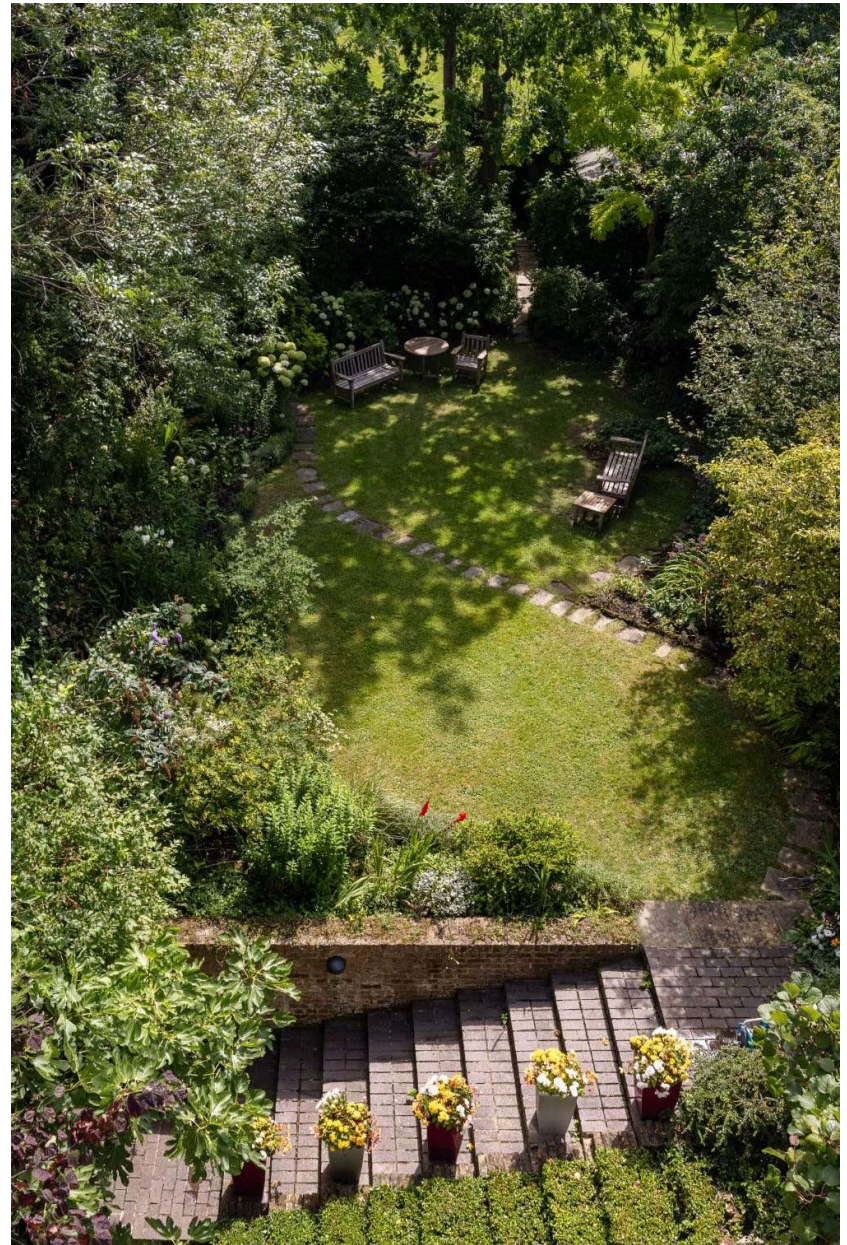


Primrose Hill



Primrose Hill















Sitting room of the nanny flat which has its own kitchen, bathroom, and separate bedroom/storage room.

Plans

Elsworthy Road, NW3

Approximate Gross Internal Area = 388.2 sq m / 4179 sq ft
(Excluding Attic)



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Location

Running along the top of Primrose Hill Park and dating back to the 19th century, Elsworthy Road was developed on grounds belonging to the historic Eton and Middlesex Cricket Club.

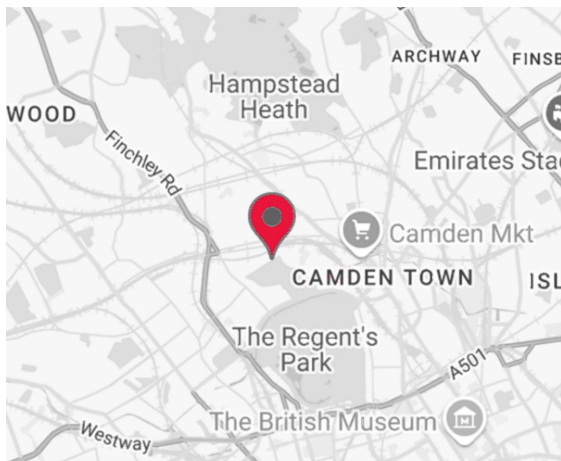
Positioned at the Primrose Hill end of Elsworthy Road, this residence benefits from a prime location in one of the most sought-after, tree-lined streets in Belsize Park and Hampstead.

This home is perfectly positioned for a short stroll to the charming Primrose Hill Village, the vibrant Belsize Village, and the local shops and amenities on England's Lane. For additional shopping and dining options, St. John's Wood High Street is also nearby. This location combines historic appeal with modern convenience, making it an ideal setting.

The nearest tube stations, Chalk Farm and Swiss Cottage, are both within comfortable walking distance, offering convenient transport links via the Northern and Jubilee Lines.



Other



Parking One large off-street parking spot plus resident permit parking on Elsworthy Road

Heating Central heating – gas

Air Conditioning No

Electricity National Grid

Water Direct mains

Tenure Freehold

Listed Building No

Conservation Area Elsworthy

Local Council Camden

Council Tax Band H, £4,021 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		