



ELSWORTHY TERRACE, PRIMROSE HILL, NW3 3DR

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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.

EPC Rating: C Council Tax Band: F

£1,195,000

NULL

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.







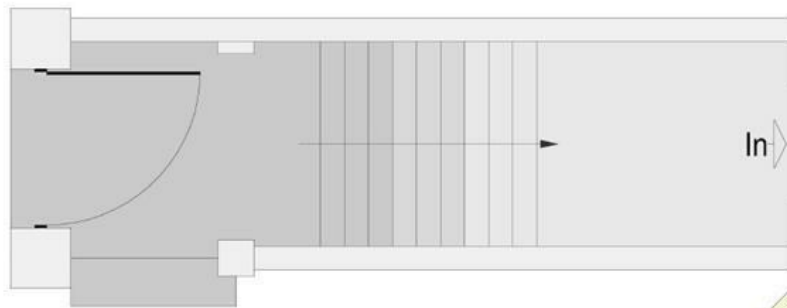
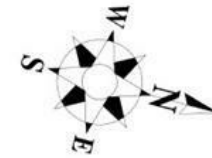




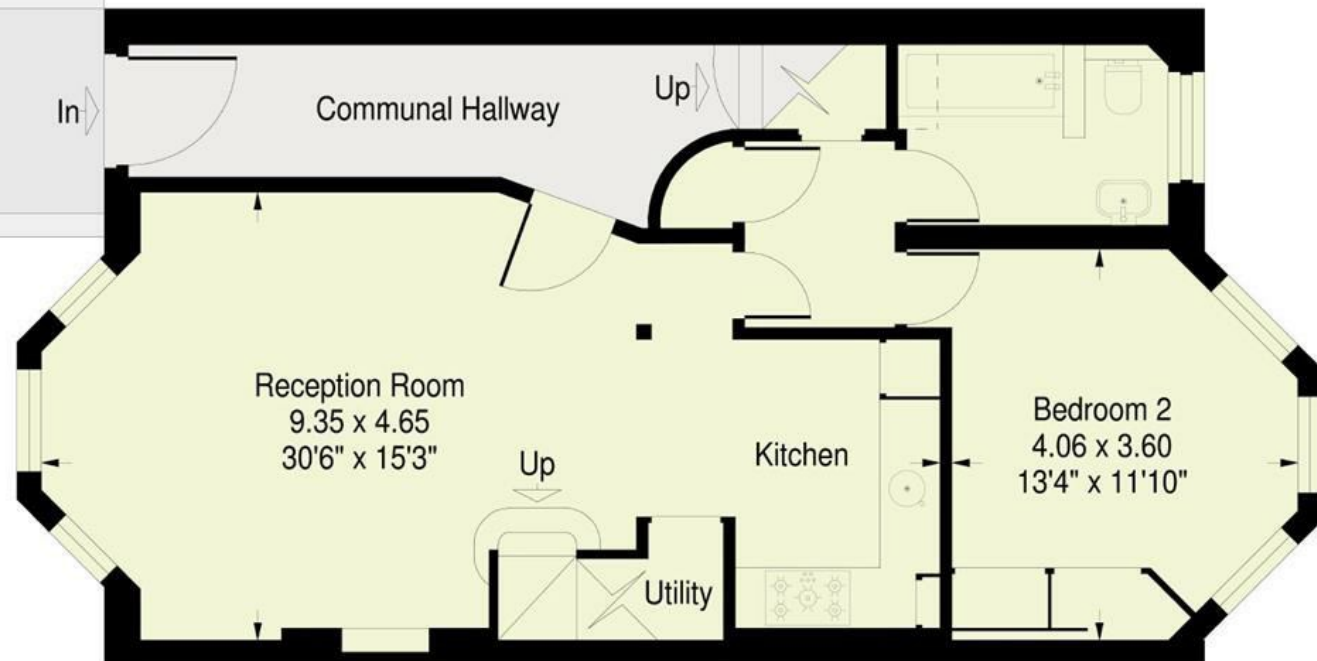
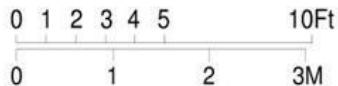




Elsworthy Terrace, Primrose Hill, London NW3



APPROX. SCALE



Ground Floor

Floor Plans produced by

Proplan

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Approximate Gross Internal Area:

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

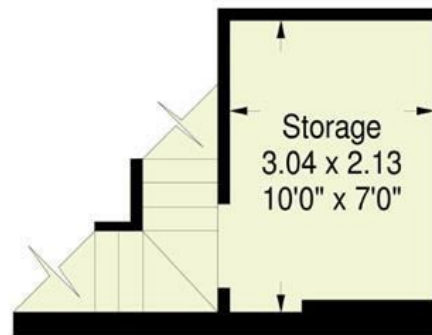
(excluding mezzanine, including reduced height area, below 1.5m - denoted with dashed line)

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