



Elsworthy Road, Primrose Hill, London NW3

---





# Elsworthy Road, Primrose Hill **NW3**

An exceptional four bedroom duplex apartment (3,185 sq ft / 295.9 sq m) with private garden and garage located opposite the entrance to Primrose Hill Park. This impressive apartment features air conditioning, underfloor heating and a full home automation package.

Arranged over two floors, the ground floor consists of a dual aspect living room with an open plan kitchen, study, utility room and front and rear private gardens. On the lower level is a generous principal bedroom with a dressing room, en suite bathroom and a private terrace, along with three further en suite double bedrooms.

Situated on Elsworth Road opposite the entrance to Primrose Hill, the apartment is a short stroll away from all of the amenities of the picturesque Primrose Hill Village, famed for its iconic park and wide selection of bespoke shops, boutiques, restaurants and street cafes.



**Guide price:** £5,750,000

**Tenure:** Share of Freehold

**Service charge:** Approximately £7920 per annum

**Ground rent:** Peppercorn

**Local authority:** London Borough of Camden

**Council tax band:** H







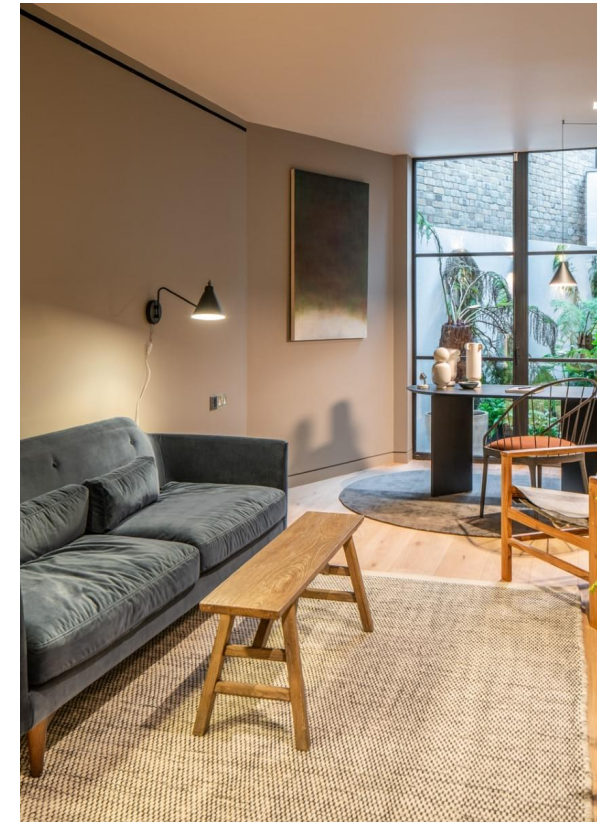
Situated within a newly constructed home built in an arts and crafts style.





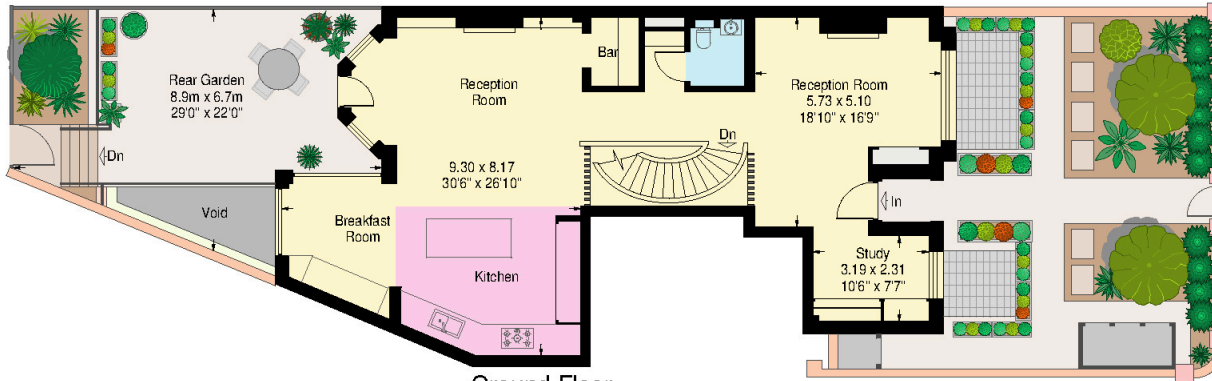




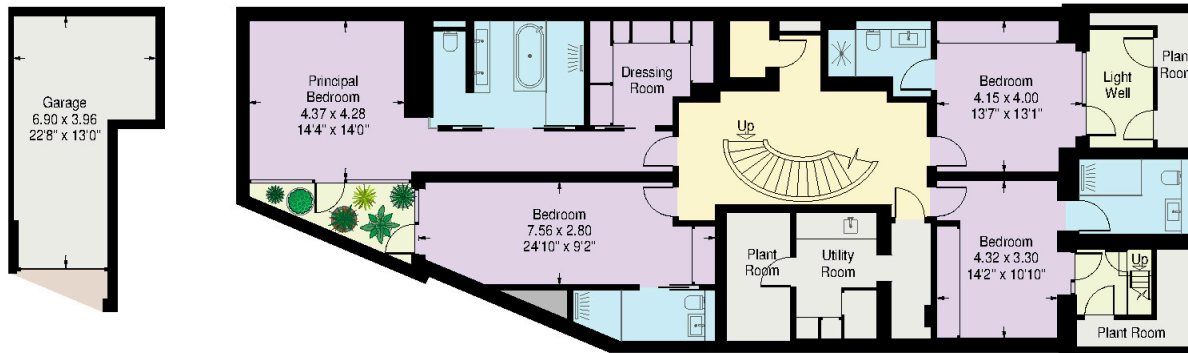


# Elsworthy Road, Primrose Hill, London, NW3

Approximate Gross Internal Area:  
295.9 sq.m. / 3185 sq.ft.  
(Not including garage or external plant rooms)  
Garage - 21.5 sq.m. / 231 sq.ft.  
Plant Rooms - 9.0 sq.m. / 97 sq.ft.



Ground Floor



Lower Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
St John's Wood  
5-7 Wellington Place  
London  
NW8 7PB  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Neir Gigi**  
020 8629 2548  
[Neir.Gigi@knightfrank.com](mailto:Neir.Gigi@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2022. Photographs and videos dated June 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.