



Elsworthy Road, London, NW3

£635,000 Leasehold

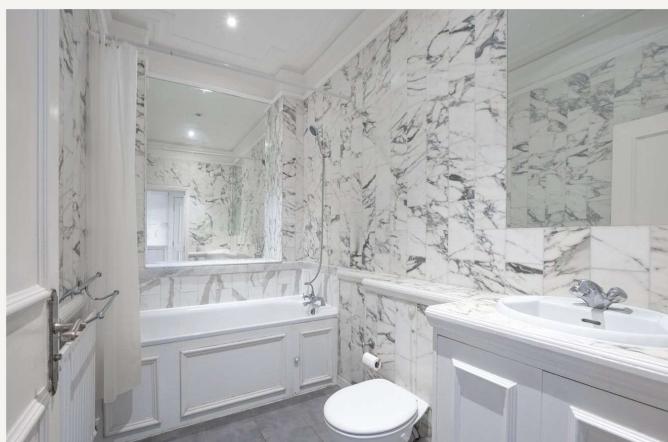
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Cash buyers only. An exceptionally well-located two-bedroom, one-bathroom first floor flat set within a well-maintained period building on the highly sought-after Elsworthy Road, NW3.

The property comprises a bright reception room, two well-proportioned bedrooms, and a family bathroom.

Excellent transport links are nearby, with Chalk Farm (Northern Line) and Swiss Cottage (Jubilee Line) both within approximately 0.5 miles, providing easy access to the West End and the City.

Offered chain-free, the property is held on a leasehold interest with approximately 50 years unexpired.



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KEY FEATURES

- Two Double Bedrooms
- Family Bathroom
- Fully Fitted Kitchen
- Reception Room



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/09/2076

Service Charge: £2,200 per annum

Ground Rent: £600 Annually (subject to increase)

Council Tax Band: E

EPC rating: D





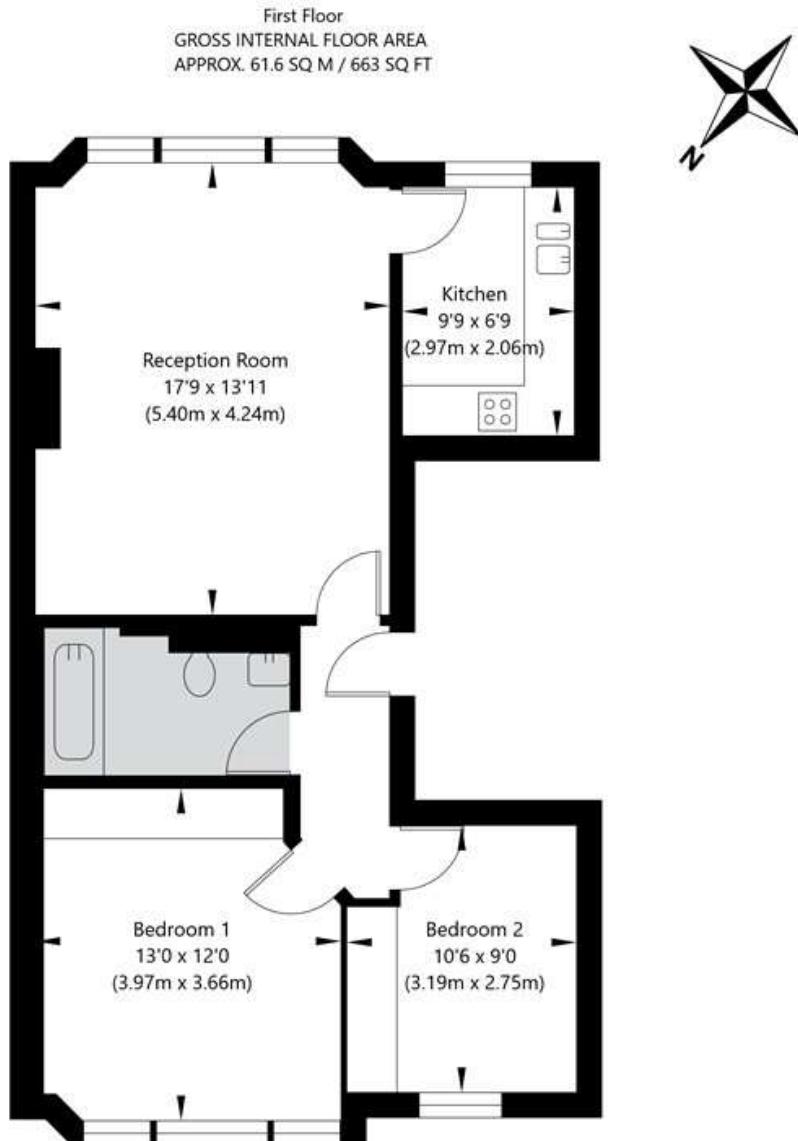
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD120901>

Elsworthy Road, Primrose Hill, London NW3 3DL



APPROXIMATE GROSS INTERNAL FLOOR AREA 61.6 SQ M / 663 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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